

**August 06, 2013**  
**City Commission Room, 700 N. Jefferson, Junction City KS 66441**

**Mayor Cecil Aska**  
**Vice Mayor Pat Landes**  
**Commissioner Mick McCallister**  
**Commissioner Jim Sands**  
**Commissioner Michael Ryan**  
**City Manager Cheryl Beatty**  
**City Attorney Catherine Logan**  
**City Clerk Tyler Ficken**

**1. 7:00 P.M. - CALL TO ORDER**

- a. Moment of silence
- b. Pledge of Allegiance

**2. PUBLIC COMMENT:** The Commission requests that comments be limited to a maximum of five minutes for each person.

**3. CONSENT AGENDA:** All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. Consideration of Appropriation Ordinance A-15 dated July 9, 2013 to July 29, 2013 in the amount of \$2,924,699.08.
- b. Consideration of City Commission Meeting Minutes for July 16, 2013 and Special City Commission Meeting Minutes for July 19, 2013 and July 23, 2013.
- c. Consideration of ambulance contractual obligation adjustments and bad debt adjustments (June 2013).

**4. SPECIAL PRESENTATIONS:**

- a. Certificate of Appreciation recognizing Larry Biggs, Public Works Street & Traffic Supervisor, for years of service with the City
- b. Certificate of Appreciation to Geoff Lewis, Lead Mechanic of the Junction City Public Works Department presentation by Battalion Chief Rook

**5. NEW BUSINESS:**

- a. Consideration of the Final Plat of the Alexander Addition, creating 2 new lots on the north side of McFarland Road.

- b. Acknowledgement of receipt of letter from the City of Milford to join Junction City and Geary County in the Metropolitan Planning Commission and building code enforcement through the existing Interlocal Agreement..
- c. Consideration to publish and set a public hearing date for the 2014 budget.
- d. Consideration to waive fees for future USD 475 projects.
- e. Discussion of City Code regarding building permit fees for public agencies.
- f. Consideration of a request for additional funding from the City for the CDBG project for the renovation of 617 N. Washington Street.
- g. Consideration of a request to waive the balance due on health insurance premium benefits paid by the City on behalf of the C. L. Hoover Opera House.
- h. Consideration of a Wavier for the Installation of Sidewalks along Golden Belt Boulevard as part of the Dick Edwards Auto Plaza Development.
- i. Consideration and adoption of an Ordinance Amendment Schedule III, Emergency Snow Routes, Title III, Traffic Code
- j. Consideration and approval of amendments to the City Snow and Ice Operations Policy
- k. Consideration of a right-of-way access easement for SBA Communications, Grant Avenue.

6. **EXECUTIVE SESSION:**

- a. An executive session to discuss an issue of attorney client privilege for land acquisition.

7. **COMMISSIONER COMMENTS:**

8. **STAFF COMMENTS:**

9. **ADJOURNMENT:**

**Backup material for agenda item:**

- a. Consideration of Appropriation Ordinance A-15 dated July 9, 2013 to July 29, 2013 in the amount of \$2,924,699.08.

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

August 6<sup>th</sup> 2013

**From:** Cynthia Sinkler, Water Billing and Accounts Payable Manager  
**To:** City Commissioners  
**Subject:** Consideration of Appropriation Ordinance A-15 dated-July 9<sup>th</sup>-July 29th 2013 in the amount of \$ 2,924,699.08

**Background:** Attached is listing of the Appropriations for ----July 9<sup>th</sup>-July 29th 2013

---

**Appropriations** —July 9<sup>th</sup> -July 29th 2013      \$2,924,699.08

#### **EFT Payments**

**Security Bank of Kansas City**    **\$418,526.20**







DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	GENERAL FUND	LOYAL AMERICAN LIFE INSURANCE COMPANY	7/12/13	CANCER PLAN	357.79
			7/26/13	CANCER PLAN	357.79
		INTERNAL REVENUE SERVICE	7/12/13	FEDERAL WITHHOLDING	32,831.65
			7/26/13	FEDERAL WITHHOLDING	27,315.50
			7/12/13	SOCIAL SECURITY WITHHOLDIN	6,554.53
			7/26/13	SOCIAL SECURITY WITHHOLDIN	6,550.67
			7/12/13	MEDICARE WITHHOLDING	4,061.32
			7/26/13	MEDICARE WITHHOLDING	3,686.76
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/13	ING	3,369.14
			7/26/13	ING	3,367.97
		AMERICAN UNITED LIFE INSURANCE COMPANY	7/12/13	AMERICAN UNITED LIFE	504.16
			7/26/13	AMERICAN UNITED LIFE	504.76
		JUNCTION CITY FIREFIGHTERS AID ASSOCIA	7/12/13	FIREFIGHTERS AID ASSOCIATI	115.00
			7/26/13	FIREFIGHTERS AID ASSOCIATI	114.72
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	3,494.29
			7/26/13	PHS EMPLOYEE	3,408.36
			7/12/13	PHS EMP/CHILD	890.92
			7/26/13	PHS EMP/CHILD	890.92
			7/12/13	PHS EMP/SPOUSE	956.63
			7/26/13	PHS EMP/SPOUSE	956.63
			7/12/13	PHS FAMILY	1,384.11
			7/26/13	PHS FAMILY	1,384.11
		JAN HAMILTON, CH.13 TRUSTEE-	7/12/13	GREG MARSH 12-41834	600.00
			7/26/13	GREG MARSH 12-41834	600.00
		CONTINENTAL AMERICAN INSURANCE COMPANY	7/12/13	CAIC	92.46
			7/26/13	CAIC	92.46
		CITY OF JUNCTION CITY	7/12/13	CITY OF JUNCTION CITY (G-F	55.00
			7/26/13	CITY OF JUNCTION CITY (G-F	55.00
			7/12/13	TELEPHONE REIMBURSEMENT	25.50
			7/26/13	TELEPHONE REIMBURSEMENT	25.50
			7/12/13	TELEPHONE REIMBURSEMENT	179.70
			7/26/13	TELEPHONE REIMBURSEMENT	179.70
		CITY OF JUNCTION CITY	7/12/13	CITY OF JUNCTION CITY -P&R	75.05
			7/26/13	CITY OF JUNCTION CITY -P&R	74.70
		KANSAS PAYMENT CENTER	7/12/13	GARNISHMENT	915.92
			7/26/13	GARNISHMENT	915.92
			7/12/13	GARNISHMENT	290.77
			7/26/13	GARNISHMENT	290.77
			7/12/13	KANSAS PAYMENT CENTER	837.86
			7/26/13	KANSAS PAYMENT CENTER	837.86
		COLONIAL SUPPLEMENTAL INSURANCE	7/12/13	COLONIAL INSURANCE	13.00
			7/26/13	COLONIAL INSURANCE	13.00
			7/12/13	COLONIAL INSURANCE	16.90
			7/26/13	COLONIAL INSURANCE	16.90
		W H GRIFFIN, TRUSTEE	7/12/13	C GEORGE 12-22755-13	667.39
			7/26/13	C GEORGE 12-22755-13	667.39
		HEIN T FOX	7/17/13	AMBULANCE REFUND	43.00
		EVELYN LACEY	7/17/13	REFUND AMBULANCE PAYMENT	421.51
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	642.37
			7/26/13	DELTA DENTAL OF KANSAS	652.86
		FIREMEN'S RELIEF ASSOCIATION	7/12/13	FIREMANS RELIEF	204.24
			7/26/13	FIREMANS RELIEF	203.75
		JUNCTION CITY FIRE FIGHTERS ASSOCIATIO	7/12/13	I.A.F.F. LOCAL 3309	966.00
			7/26/13	I.A.F.F. LOCAL 3309	963.67
		JCPOA	7/12/13	JCPOA	811.16
			7/26/13	JCPOA	808.62

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		KANSAS DEPT OF REVENUE	7/12/13	STATE WITHHOLDING	10,149.28
			7/26/13	STATE WITHHOLDING	8,785.60
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	1,702.45
			7/26/13	KPERS #1	1,639.01
			7/12/13	KP&F	13,718.57
			7/26/13	KP&F	12,247.23
			7/12/13	KPERS #2	2,089.42
			7/26/13	KPERS #2	1,929.31
		CITY OF JC FLEX SPENDING ACCT 1074334	7/12/13	FLEX SPENDING-1074334	1,794.01
			7/26/13	FLEX SPENDING-1074334	1,793.54
		POLICE & FIREMEN'S	7/12/13	POLICE & FIRE INSURANCE	1,233.61
			7/26/13	POLICE & FIRE INSURANCE	1,230.61
		PRE-PAID LEGAL SERVICES,	7/12/13	PREPAID LEGAL	227.08
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	7/12/13	AFLAC	91.83
			7/26/13	AFLAC	91.83
			7/12/13	AFLAC BEFORE TAX	1,222.82
			7/26/13	AFLAC BEFORE TAX	1,222.82
		ROLLING MEADOWS GOLF COURSE	7/12/13	ROLLING MEADOWS GOLF COURS	26.04
			7/26/13	ROLLING MEADOWS GOLF COURS	26.04
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/13	UNITED WAY	196.64
			7/26/13	UNITED WAY	190.64_
				TOTAL:	177,922.04
GENERAL FUND	GENERAL FUND	COLLECTION BUREAU OF KANSAS INC	7/24/13	JUNE 2013-WATER-COLLECT FE	275.77
		GEARY COUNTY PUBLIC WORKS	7/15/13	VEOLIA-JUNE 2013-WW/WP	329.36_
				TOTAL:	605.13
INFORMATION TECHNOLOGY GENERAL FUND		INCODE	8/01/13	Web Publishing Fees	200.00
		CARD CENTER	6/30/13	UPS System - 2 ea	1,818.87
		JAMES GERMANN	7/29/13	SPICEWORK TRNING-OVERLAND	150.91_
				TOTAL:	2,169.78
ADMINISTRATION	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	380.07
			7/26/13	SOCIAL SECURITY WITHHOLDIN	457.32
			7/12/13	MEDICARE WITHHOLDING	88.88
			7/26/13	MEDICARE WITHHOLDING	106.95
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	177.83
			7/26/13	PHS EMPLOYEE	177.83
			7/12/13	PHS EMP/SPOUSE	46.39
			7/26/13	PHS EMP/SPOUSE	46.39
			7/12/13	PHS FAMILY	23.19
			7/26/13	PHS FAMILY	23.19
		TELEPLUS SOLUTIONS	7/15/13	Lower Rates / Switch to Co	451.15
			7/15/13	FAX Server DID Trunk Cost	73.38
			7/15/13	Late Fee	30.00
		STAPLES ADVANTAGE	7/20/13	FOLDERS	129.04
		SEMINOLE ENERGY SERVICES, LLC	7/24/13	700 N JEFF-GAS-JUNE 2013	107.89
		AGENDAPAL CORPORATION	7/17/13	AGENDAPAL	449.00
		DOCUMENT RESOURCES, INC.	7/15/13	SHRED SERVICES	35.50
		VMT ENGINEERING PA	7/29/13	STRUCTURAL INSP 617 N WASH	800.00
		LEAGUE OF NEBRASKA MUNIC	7/29/13	WEBSITE CLASSIFIED ADVERTI	77.00
		MISSOURI MUNICIPAL LEAGUE	7/29/13	ADVERTISING ONLINE-CLASSIF	90.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	12.96
			7/26/13	DELTA DENTAL OF KANSAS	34.56
			7/12/13	DELTA DENTAL OF KANSAS	20.79
			7/26/13	DELTA DENTAL OF KANSAS	20.79

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		SECURITY SOLUTIONS INC	7/24/13	LATE FEE ON-INV#62622	5.59
		KANSAS GAS SERVICE	7/24/13	133 W 7TH-JUNE 2013	41.35
			7/24/13	700 N JEFFERSON-JUNE 2013	74.87
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	34.47
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	326.72
			7/26/13	KPERS #1	326.54
			7/12/13	KPERS #2	234.08
			7/26/13	KPERS #2	239.35
		TMHC SERVICES, INC.	7/29/13	ADMINISTRATIVE FEES DRUG S	360.00
			7/29/13	15 DRUG SCREENS RANDOM	78.75
		MONTGOMERY COMMUNICATIONS INC	7/10/13	HR DIRECTOR	203.18
			7/10/13	ORDINANCE PUBLICATION S-31	71.09
			7/10/13	ORDINANCE PUBLICATION S-31	28.34
		CARD CENTER	7/05/13	KITES-LUNCH MEETING	14.00
			7/05/13	THREE RIVERS-BADGE-ASKA	10.00
		LATHROP & GAGE LLP	7/17/13	LATHROP & GAGE LLP	11,881.56
			7/15/13	GENERAL BUSINESS MATTERS	17,416.00
			7/15/13	SPRING VALLEY ROAD-JOHNSON	324.33
		WEST PAYMENT CENTER	7/24/13	JUNE 1-JUNE 30 2013	193.54
				TOTAL:	35,723.86
BUILDING MAINTENANCE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	240.77
			7/26/13	SOCIAL SECURITY WITHHOLDIN	311.72
			7/12/13	MEDICARE WITHHOLDING	56.30
			7/26/13	MEDICARE WITHHOLDING	72.90
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	463.89
			7/26/13	PHS EMPLOYEE	463.89
		NEKOLOCKS	7/11/13	INSTALL LOCK FIRE DEPT #2	75.00
		DAVE'S ELECTRIC, INC.	7/19/13	REWired HOLDING AREA LIGHT	52.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	21.60
			7/26/13	DELTA DENTAL OF KANSAS	21.60
			7/12/13	DELTA DENTAL OF KANSAS	21.88
			7/26/13	DELTA DENTAL OF KANSAS	21.88
		GEARY COUNTY PUBLIC WORKS	7/15/13	UNLEADED	164.32
			7/15/13	FUEL SURCH.53.7GAL @ .05	2.69
		GEARY COUNTY EXTENSION	7/02/13	PESTICIDE MANUAL	9.00
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	24.90
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #2	357.97
			7/26/13	KPERS #2	292.88
		CARD CENTER	7/10/13	CLEAN SUP FOR CITY HALL	132.47
			7/16/13	STOCK AND LIFE STAR	105.48
			7/16/13	LAMP	51.42
			7/16/13	ANIMAL CONTROL SINK	6.58
			7/16/13	BULB	14.98
			7/16/13	LOCK SYLINDAR	123.60
			7/16/13	WAX EXTENDER KIT	9.99
			7/16/13	DUP ARROW FALCON	21.25
			7/16/13	BRASS PADLOCK	168.00
			7/16/13	CHROME AERATOR	4.99
			7/16/13	TOILET GASKET	2.49
			7/16/13	CEILING TILE	42.00
			7/16/13	SWITCH RR	7.99
			7/16/13	REKEY LOCK,SYL, SUP KEY	43.50
			7/16/13	BOLTS, PLUGS	16.28
			7/16/13	COOPER ELBOW, COUPLING	9.14
			7/16/13	COUPLING/WSTOP, ELBOW	10.37

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/16/13	MED LAMP	85.40
			7/16/13	ROLLER TRAY KEY BLANK	3.48
			7/16/13	BOLTS, SCREWS, LIQUID NAIL	18.37
			7/16/13	CORNER IRONS, SHOP VAN	64.97
			7/16/13	CONTACT CEMENT, COVER	16.48
			7/16/13	TRUCK 317	380.29
			7/16/13	WALL PLATE WATERS	5.94
			7/16/13	PINE, TEE, ELBOW, DWV CAP	58.11
			7/16/13	CHROME TRAP, EXTENSION TUB	23.98
			7/16/13	CORNER/ PENCIL, PHOTO CONT	20.28
			7/16/13	ELKAY RIVET	2.07
			7/16/13	1.0 REGAL URNIAL KIT, REEV	14.09
			7/16/13	1.5 REGAL URINAL KIT	10.35
			7/16/13	CLOTHESLINE WATERS	3.99
			7/16/13	BRASS GRIND DRAIN TRAP	22.30
			7/16/13	BIT DEWALT, BOLTS, SCREWS	10.29
			7/16/13	PICTURE HANGERS	3.58
			7/16/13	CONTACT CEMENT, COVER	15.98
			7/16/13	REFLECTOR LAMP	32.10
			7/16/13	FLOURSCENT LAMP	22.28
		SAM'S CLUB	7/25/13	SUPPLIES	210.50
		THERMAL COMFORT AIR, INC	7/22/13	OH, FUSE SHORTING, WIRE, F	446.44
			7/22/13	SPIN CITY, CHECK NORTH UNI	560.00
			7/22/13	LEAK IN CEILING 12TH ST	173.79
		CARY COMPANY	7/18/13	ROLL TOWELS, URINAL DEO BL	108.00_
				TOTAL:	5,758.78
PARKS	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	893.35
			7/26/13	SOCIAL SECURITY WITHHOLDIN	693.57
			7/12/13	MEDICARE WITHHOLDING	208.91
			7/26/13	MEDICARE WITHHOLDING	162.20
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	927.78
			7/26/13	PHS EMPLOYEE	618.52
			7/12/13	PHS EMP/CHILD	154.63
			7/26/13	PHS EMP/CHILD	154.63
			7/12/13	PHS FAMILY	30.93
			7/26/13	PHS FAMILY	30.93
		TELEPLUS SOLUTIONS	7/15/13	WUPD Office	25.07
			7/15/13	WUPD Internet	12.50
		EMPRISE BANK	7/24/13	CM-WRONG VENDOR	230.03-
			6/25/13	513 N JEFFERSON-MAY 2013	230.03
		C & M LAWN SERVICES	7/12/13	7/7/13 - 7/13/13 MOWING	2,949.30
			7/08/13	6/30 - 7/6/13 MOWING	2,827.50
			7/22/13	7/14 - 7/20/13 MOWING	2,827.50
		NEKOLOCKS	7/11/13	PADLOCKS, ENTRY LOCKSET	77.99
		DAVE'S ELECTRIC, INC.	7/03/13	FOUT MONT PLAZ, WIRE NEW P	52.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	47.52
			7/26/13	DELTA DENTAL OF KANSAS	47.52
			7/12/13	DELTA DENTAL OF KANSAS	54.70
			7/26/13	DELTA DENTAL OF KANSAS	32.82
		GEARY COUNTY PUBLIC WORKS	7/15/13	PARKS-UNLEADED	1,155.76
			7/15/13	PARKS-DIESEL	123.37
			7/15/13	PARKS-FUEL CHARGE-415. GAL	20.76
		KEY OFFICE EQUIPMENT	7/16/13	EASEL PADS	19.78
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	57.05
		WESTAR ENERGY	7/24/13	513 N JEFFERSON-JULY 2013	1,170.99

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	671.23
			7/26/13	KPERS #1	548.44
			7/12/13	KPERS #2	203.40
			7/26/13	KPERS #2	106.15
		MASSCO	7/10/13	ULTRA BLUE FOAM SOAP	386.92
		MONTGOMERY COMMUNICATIONS INC	7/09/13	SEASONAL MAINT	121.91
		CARD CENTER	7/09/13	MOORE/GLOVES FOR PARKS DEP	429.60
			7/10/13	CHAIN AND HOOKS	15.06
			7/10/13	PARK TRASH CANS	189.90
			7/10/13	FLOOD LAMP HOLDER	43.96
			7/10/13	HOSE KINK RESIST, HOSE	115.97
			7/10/13	SPRINKLER, SCREWS	64.33
			7/10/13	CHR THREAD TUBE	9.99
			7/10/13	FLAG POLE REPAIR/RATHERT	16.05
			7/10/13	ROPE FOR FLAG POLE/RATHERT	8.49
			7/10/13	CHEMICAL SPRAY BOTTLES	8.97
			7/10/13	PUMP GASKET/MONT FOUNT	5.78
			7/10/13	PUMP GASKET/MONT FOUNT	2.89-
			7/10/13	TRIMIC FOR POISION IVY/SOU	19.99
			7/10/13	2 CYCLE OIL	8.19
			7/10/13	LUNCH/ED,HON,VIC, WK THRU	33.46
			7/10/13	CALCARBONATE FIELD MARK	234.75
			7/10/13	PUMP DRUM LIFT TYPE NYLON	309.94
			7/10/13	WATER FILTER, ICE MACHINE	8.49
			7/10/13	LIGHT BULBS SCOREBOARD/RAT	18.06
			7/10/13	GASKET FOR PUMP/MONT FOUNT	7.95
			7/10/13	TRASH PICK UP TOOLS	75.92
			7/10/13	CORNER BRACE	21.15
			7/10/13	EYE BOLTS, WASHERS	45.06
			7/10/13	EYE BOLTS, WASHERS	10.99
			7/16/13	DRILL BIT, SIDING, BOLTS E	48.70
			7/16/13	WOOD SHIMS	5.58
		SAM'S CLUB	7/25/13	SUPPLIES	204.60
		THERMAL COMFORT AIR, INC	6/24/13	ICE MACHINE REPAIR	200.00
		VAN DIEST SUPPLY CO	7/18/13	20 GALLON UNITS PRAMITOL	656.00
			7/16/13	15 GALLON UNITS PROKOZ	255.00
		ROTHWELL LANDSCAPE INC	7/08/13	POLIC DEPT, CHECK WATER ON	54.00
			7/11/13	POLICE DEPT, VALVE, ADAPTE	203.75
			7/11/13	POLICE DEPT, VALVE, ADAPTE	110.96
			7/16/13	CLEARY PK/REPLACE VALVES/L	153.75
			7/16/13	CLEARY PK/REPLACE VALVES	273.00
			7/16/13	CLEARN PARK VALVE	78.75
			7/22/13	CHESTNUT ST/LABOR	78.75
			7/22/13	CHESTNUT ST IRRIGATION	13.26
		CARY COMPANY	7/11/13	JUMBO ROLL TOWELS, TOILET	352.00_
				TOTAL:	21,802.89
SWIMMING POOL	GENERAL FUND	G. FARNEY & ASSOCIATES	7/25/13	POOL VACUUM	4,525.00
		INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	941.78
			7/26/13	SOCIAL SECURITY WITHHOLDIN	1,102.81
			7/12/13	MEDICARE WITHHOLDING	220.27
			7/26/13	MEDICARE WITHHOLDING	257.92
		TELEPLUS SOLUTIONS	7/15/13	Pool Internet	6.00
		EAE ENTERPRISES	7/22/13	JR LIFEGUARD T'S	162.00
		SECURITY SOLUTIONS INC	7/02/13	CONTROL PANEL, BATTERY, TRA	220.00
			7/24/13	ALARM CITY POOL-1017 W 5TH	15.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/24/13	LATE FEE ON-INV#63165	5.59
		CARD CENTER	7/10/13	TOOLS	22.56
			7/10/13	WIRE BASKET	5.97
			7/10/13	CHAIN, BIT	7.71
			7/10/13	MURATIC ACID, SIPHON PUMP	114.37
			7/10/13	RUBBER CHANNEL SET DIVING	211.96
			7/10/13	SLOW COOKER, WATER BOTTLES	89.44
			7/10/13	SUNSCREEN, SAFETY SUPPLIES	42.29
			7/10/13	OFFICE SUPPLIES	36.27
			7/10/13	misc nuts bolts	20.93
			7/10/13	SNOW CONE SYRUP	47.96
			7/10/13	INSECT CONTROL	9.99
			7/10/13	SNOW CONE SYRUP	59.95
			7/10/13	BROILER DRAIN	8.48
			7/10/13	OFFICE SUPPLIES	29.28
			7/10/13	SAFETY SUPPLIES	11.85
			7/10/13	GUARD BOTTLES	65.08
			7/10/13	CLEANING SUPPLIES	121.00
			7/10/13	SNOW CONE SYRUP	83.93
			7/16/13	POOL/LAMP	63.60
			7/16/13	BALLAST	120.42
			7/16/13	COMP SLEEVE, NUTS, TUBING	4.78
			7/16/13	ELKAY REGULATOR, HOLDER	29.24
			7/16/13	ELKAY STRAINER	8.69_
				TOTAL:	8,672.12
AIRPORT	GENERAL FUND	TELEPLUS SOLUTIONS	7/15/13	Airport Internet	6.00
		F & R SERVICES	7/29/13	14TH ST-OPPOSITE RATHERT F	26.25
			7/29/13	AIRPORT/JACKSON ST ROW-ALL	1,039.50
			7/29/13	14TH ST TRAILER COURT AREA	78.75
		KANSAS AIR CENTER	7/24/13	JULY 2013-MONTH CONTRACT	1,833.33_
				TOTAL:	2,983.83
GOLF COURSE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	349.79
			7/26/13	SOCIAL SECURITY WITHHOLDIN	454.51
			7/12/13	MEDICARE WITHHOLDING	81.81
			7/26/13	MEDICARE WITHHOLDING	106.29
		RMI	7/24/13	RELAY ASSEMBLY	159.33
			7/29/13	GOLF CART BATTERY RODS	154.70
		US FOOD SERVICE	7/24/13	FOOD SUPPLIES	112.03
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	154.63
			7/26/13	PHS EMPLOYEE	154.63
		CROWN DISTRIBUTORS, INC.	7/24/13	BEER SUPPLIES	114.26
			7/12/13	BEER SUPPLY	177.98
			7/26/13	BEER SUPPLIES	111.24
		DS&O RURAL ELECTRIC	7/24/13	GOLF CLUB HOUSE	1,407.52
			7/24/13	GOLF COURSE	1,987.72
			7/24/13	GOLF COURSE-CART SHED	215.12
		DELTA DENTAL (PAYROLL)	7/26/13	DELTA DENTAL OF KANSAS	21.60
			7/12/13	DELTA DENTAL OF KANSAS	10.94
			7/26/13	DELTA DENTAL OF KANSAS	10.94
		FLINT HILLS BEVERAGE LLC	7/12/13	BEER SUPPLY	241.49
			7/24/13	BEER SUPPLIES	174.04
			7/26/13	BEER SUPPLIES	151.79
		TITLEIST	7/24/13	GOLF BALLS	734.15
		GOLDEN WEST INDUSTRIAL	7/12/13	NITRILE XL 8M	250.36



DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		SECURITY SOLUTIONS INC	7/12/13	MAINT/MONITOR SECURITY	80.19
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	10.16
		KANSAS PUBLIC EMPLOYEES	7/26/13	KPERS #1	71.23
			7/12/13	KPERS #2	152.73
			7/26/13	KPERS #2	229.33
		MONTGOMERY COMMUNICATIONS INC	7/10/13	42 GOLF CART BID	32.61
		SNACK EXPRESS	7/24/13	FOOD/VENDING SUPPLIES	75.40
			7/24/13	FOOD/VENDING SUPPLIES	264.00
			7/26/13	FOOD / VENDING SUPPLIES	251.00
			7/26/13	FOOD / VENDING SUPPLIES	89.70
		CALLAWAY GOLF	7/24/13	GOLF BALLS	127.98
			7/24/13	SPECIAL ORDER MERCH	135.91
		CARD CENTER	7/15/13	DILLONS	17.03
			7/15/13	DILLONS	112.95
			7/15/13	FEDEXOFFICE	59.43
			7/15/13	DILLONS	9.26
			7/15/13	DILLONS	24.90
			7/15/13	DILLONS	24.90
			7/15/13	DILLONS	7.55
			7/15/13	DILLONS	29.88
			7/15/13	WATERS TRUE VALUE	94.97
			7/15/13	AUTO ZONE	76.53
			7/15/13	AUTO ZONE	69.86
			7/15/13	ORSCHLEN	19.70
			7/15/13	ORSCHLEN	17.98
			7/15/13	AUTO ZONE	76.53-
			7/15/13	MILLESON AUTO SUPPLY	22.66
			7/15/13	WATERS TRUE VALUE	11.98
			7/15/13	ORSCHLEN	19.70-
			7/15/13	MILLESON AUTO SUPPLY	85.90
			7/15/13	WATERS TRUE VALUE	80.47
			7/15/13	MILLESON AUTO SUPPLY	79.89
			7/15/13	MILLESON AUTO SUPPLY	52.49
			7/15/13	WATERS TRUE VALUE	52.26
			7/15/13	WALSH CUSTOMS AND COLLIS.	158.31
			7/15/13	WALSH CUSTOMS AND COLLIS.	159.87
			7/15/13	WATERS TRUE VALUE	51.32
			7/15/13	PROPANE CENTRAL	14.61
		TIELKE ENTERPRISE, LLC	7/12/13	SANDWICHES	51.03
			7/24/13	SANDWICHES	102.57
			7/26/13	SANDWICHES	95.78
		VAN WALL EQUIPMENT	7/29/13	EQUIPMENT PARTS/REPAIR	44.15_
				TOTAL:	10,389.11
AMBULANCE	GENERAL FUND	MILITARY OUTLET, L.C.	7/26/13	UNIFORMS & PATCH SEWING	48.99
		INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	47.99
			7/26/13	SOCIAL SECURITY WITHHOLDIN	47.99
			7/12/13	MEDICARE WITHHOLDING	237.66
			7/26/13	MEDICARE WITHHOLDING	217.65
		K & L SAFETY PRODUCTS	7/24/13	COWL VENT & FENDERETTE/M2	77.22
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	1,167.68
			7/26/13	PHS EMPLOYEE	1,159.72
			7/12/13	PHS EMP/SPOUSE	154.63
			7/26/13	PHS EMP/SPOUSE	154.63
			7/12/13	PHS FAMILY	154.63
			7/26/13	PHS FAMILY	154.63

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		TELEPLUS SOLUTIONS	7/15/13	Fire Station 2	9.69
			7/15/13	Fire Station 2 Internet	6.25
		JIM CLARK AUTO CENTER	7/23/13	FILTER/M3	13.31
		KA-COMM	7/02/13	REPAIR SIREN/M3	155.00
			7/24/13	SERVICE CONTRACT/MAINT AMB	173.50
		CROSS-MIDWEST TIRE	7/17/13	TIRES FOR FD-MED3	644.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	119.21
			7/26/13	DELTA DENTAL OF KANSAS	118.80
			7/12/13	DELTA DENTAL OF KANSAS	44.11
			7/26/13	DELTA DENTAL OF KANSAS	43.76
		GEARY COUNTY PUBLIC WORKS	7/05/13	DIESEL FUEL - AMBULANCE	1,599.55
			7/05/13	MOTOR FUEL - FIRE	504.77
		KANSAS GAS SERVICE	7/24/13	700 N JEFFERSON-JUNE 2013	18.71
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INSURANCE	102.98
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	74.77
			7/26/13	KPERS #1	74.77
			7/12/13	KP&F	3,477.02
			7/26/13	KP&F	3,240.07
		MOORE MEDICAL LLC	7/19/13	MEDICAL SUPPLIES	3,104.81
			7/18/13	MEDICAL SUPPLIES	1,129.39
		MILLESON'S AUTO SUPPLY	7/02/13	VACUUM PUMP/M1	118.99
			7/02/13	CORE DEPOSIT/M1	19.00-
		PROMED OF KANSAS	7/22/13	HEAD STORAGE POUCHES	418.13
		CARD CENTER	7/09/13	WATERS/WOOD, ADHESIVE	40.66
			7/09/13	AIRGAS/MEDICAL OXYGEN	37.90
			7/09/13	SIXTHST/BALL JOINTS MED 1	470.84
			7/09/13	SIXTHST/BALL JOINT LABOR M	215.00
			7/09/13	CARTRIDGE/INK CARTRIDGES	103.00
			7/09/13	BARTON/AEMT BOOKS PEREZ	228.31
			7/09/13	NAT'L/AEMT REGISTRY PEREZ	100.00
			7/09/13	AIRGAS/MEDICAL OXYGEN	108.20
			7/09/13	CAPECODBRASS/DOOR LOCKS	223.55
			7/09/13	AIRGAS/MEDICAL OXYGEN	98.76
			7/09/13	WATERS/CARPET CLEANER	16.29
			7/09/13	SIXTHST/MED 3 REPAIRS	46.73
			7/09/13	BOXNSHIP/RETURN DOOR LOCKS	18.47
			7/09/13	MILLESONS/BULB & WAX	14.49
			7/09/13	ZOLLMEDICAL/DEFIB ELECTROD	374.25
			7/09/13	SIXTHST/MOUNT FRONT TIRES	21.00
		SAM'S CLUB	7/25/13	SUPPLIES	618.84_
				TOTAL:	21,532.30
COUNTY/INS ZONING SVCS GENERAL FUND		MONTGOMERY COMMUNICATIONS INC	7/29/13	CASE LS-HS-07-01-13	64.68
		CARD CENTER	7/12/13	QUILL- CORRECTION TAPE	3.19
			7/12/13	STAPLES- STAPLER	5.33
			7/12/13	STAPLES-ASSRTD COLOR CARDS	10.99
			7/12/13	STAPLES-POST IT FLAGS	3.79
			7/12/13	KAFM-CONFERENCE	130.00
			7/12/13	KAFM-DUES	20.00_
				TOTAL:	237.98
ENGINEERING	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	76.56
			7/26/13	SOCIAL SECURITY WITHHOLDIN	96.29
			7/12/13	MEDICARE WITHHOLDING	17.91
			7/26/13	MEDICARE WITHHOLDING	22.52
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	154.64

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/26/13	PHS EMPLOYEE	154.64
		KRISTOFER FINGER	7/24/13	TRVL REIM-KAA CONF.KCITE C	184.80
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	16.20
			7/26/13	DELTA DENTAL OF KANSAS	16.20
			7/12/13	DELTA DENTAL OF KANSAS	2.74
			7/26/13	DELTA DENTAL OF KANSAS	2.74
		GEARY COUNTY PUBLIC WORKS	7/11/13	722 SORT 1	88.43
			7/11/13	727 SORT 1	83.54
			7/11/13	727 SORT 2	60.89
			7/11/13	FUEL SURCHARGE	3.81
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INSURANCE	8.67
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	60.31
			7/26/13	KPERS #1	85.76
			7/12/13	KPERS #2	32.80
			7/26/13	KPERS #2	32.80
		KAW VALLEY ENGINEERING, INC	7/29/13	FALL PROTECT SYS FIRE ST 1	4,265.00
		CARD CENTER	7/12/13	QUILL- CORRECTION TAPE	3.20
			7/12/13	XSTAMPONLINE-10 IN 1 & INK	36.30
			7/12/13	THOMAS SIGN CO- BREAK RM S	20.70
			7/12/13	STAPLES- STAPLER	5.33
			7/12/13	STAPLES-ASSRTD COLOR CARDS	11.00
			7/12/13	STAPLES-POST IT FLAGS	3.79
			7/17/13	SUBWAY-APWA PAVEMENT WEBIN	8.05_
				TOTAL:	5,555.62
CODES ENFORCEMENT	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	212.72
			7/26/13	SOCIAL SECURITY WITHHOLDIN	212.72
			7/12/13	MEDICARE WITHHOLDING	49.75
			7/26/13	MEDICARE WITHHOLDING	49.75
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	231.94
			7/26/13	PHS EMPLOYEE	231.94
			7/12/13	PHS FAMILY	154.63
			7/26/13	PHS FAMILY	154.63
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	54.00
			7/26/13	DELTA DENTAL OF KANSAS	54.00
		F & R SERVICES	7/29/13	331 W 8TH ST	73.50
			7/29/13	208 W 11TH ST	73.50
			7/29/13	209 E 14TH ST	73.50
			7/29/13	1204 DOWNTAIN	73.50
			7/29/13	722 W 11TH ST	73.50
			7/29/13	1019 NORTHWEST AVE	73.50
			7/29/13	835 N GARFIELD ST	73.50
			7/29/13	524 W 10TH ST	73.50
			7/29/13	706 W 4TH ST	73.50
			7/29/13	1706 14TH ST PL	20.00
			7/29/13	1714 14TH ST PL	20.00
			7/29/13	1720 14TH ST PL	20.00
			7/29/13	1728 14TH ST PL	20.00
			7/29/13	1740 14TH ST PL	20.00
			7/29/13	1748 14TH ST PL	20.00
			7/29/13	1757 14TH ST PL	20.00
			7/29/13	1758 14TH ST PL	20.00
			7/29/13	1764 14TH ST PL	20.00
			7/29/13	1767 14TH ST PL	20.00
			7/29/13	1771 14TH ST PL	20.00
			7/29/13	1772 14TH ST PL	20.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/29/13	315 W 7TH ST	73.50
			7/29/13	139 E 11TH ST	73.50
			7/29/13	1304 N ADAMS ST	73.50
			7/29/13	231 E 16TH ST	73.50
			7/29/13	1625 14TH ST PL	73.50
			7/29/13	712 W 10TH ST	73.50
			7/29/13	110 N WEBSTER ST	73.50
			7/29/13	1605 WESTWOOD BLVD	73.50
			7/29/13	2011 ELMDALD AVE	73.50
			7/29/13	1403 THOMPSON DR	73.50
			7/29/13	2431 FOX SPARROW CR	73.50
			7/29/13	226 W 2ND ST	73.50
			7/29/13	502 S CALHOUN ST	73.50
			7/29/13	1421 DEAN AVE	73.50
			7/29/13	1507 JOHNSON DR	73.50
			7/29/13	1901 THOMPSON DR	73.50
			7/29/13	804 W 7TH ST	73.50
		GEARY COUNTY PUBLIC WORKS	7/11/13	726- Sort 1	121.17
			7/11/13	726- Sort 2	63.34
			7/11/13	728- Sort 1	64.26
			7/11/13	728- Sort 2	158.81
			7/11/13	FUEL SURCHARGE	6.66
		HAROLD GLESSNER DIRT CON.	7/15/13	305 E 8TH ST - DEMO	6,280.00
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	22.78
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	350.07
			7/26/13	KPERS #1	350.07
		MONTGOMERY COMMUNICATIONS INC	7/10/13	DEMOLITION 305 E 8TH	32.61
		CARD CENTER	7/12/13	QUILL-STACKABLE TRAYS	11.94
			7/12/13	QUILL- CORRECTION TAPE	3.20
			7/12/13	QUILL- PERMIT PAPER	25.18
			7/12/13	XSTAMPONLINE-10 IN 1 & INK	36.30
			7/12/13	STAPLES- STAPLER	5.33
			7/12/13	STAPLES-ASSRTD COLOR CARDS	10.99
			7/12/13	STAPLES-POST IT FLAGS	3.79
			7/12/13	STAPLES-BIC MECHANICAL PEN	8.29_
				TOTAL:	11,111.87
POLICE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	769.48
			7/12/13	SOCIAL SECURITY WITHHOLDIN	1,081.10
			7/26/13	SOCIAL SECURITY WITHHOLDIN	757.75
			7/26/13	SOCIAL SECURITY WITHHOLDIN	978.63
			7/12/13	MEDICARE WITHHOLDING	1,388.24
			7/12/13	MEDICARE WITHHOLDING	312.85
			7/12/13	MEDICARE WITHHOLDING	15.41
			7/26/13	MEDICARE WITHHOLDING	1,165.43
			7/26/13	MEDICARE WITHHOLDING	285.86
		ADI SYSTEMS INC	7/22/13	S19231 TONER CARTRIDGE REF	41.00
		EDGAR, DAVID	7/15/13	RANGE REPAIRS 051913	40.00
			7/24/13	PARKING LOT STRIPE	80.00
			7/24/13	CHAIR REPAIR X 4	10.00
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	4,482.01
			7/12/13	PHS EMPLOYEE	843.03
			7/12/13	PHS EMPLOYEE	26.94
			7/26/13	PHS EMPLOYEE	4,484.28
			7/26/13	PHS EMPLOYEE	850.46
			7/12/13	PHS EMP/CHILD	146.79

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/13	PHS EMP/CHILD	154.63
			7/12/13	PHS EMP/CHILD	7.84
			7/26/13	PHS EMP/CHILD	154.63
			7/26/13	PHS EMP/CHILD	154.63
			7/12/13	PHS EMP/SPOUSE	261.19
			7/12/13	PHS EMP/SPOUSE	32.38
			7/12/13	PHS EMP/SPOUSE	15.69
			7/26/13	PHS EMP/SPOUSE	270.60
			7/26/13	PHS EMP/SPOUSE	38.66
		TELEPLUS SOLUTIONS	7/15/13	Cancel Line RNA 762-4111	24.25
			7/15/13	Cancel Line RNA 762-4111	24.25
		CENTURY UNITED COMPANIES, INC	7/22/13	LEASE RECORDS COPIER B6323	157.50
			7/22/13	LEASE INV COPIER B6324	157.50
		CONTINENTAL PROFESSIONAL LANDRY	7/10/13	114440 UNIFORM CLEANING	11.10
			7/10/13	114441 UNIFORM CLEANING	40.70
			7/10/13	114460 UNIFORM CLEANING	86.95
			7/15/13	114462 UNIFORM CLEANING	25.90
			7/15/13	114468 UNIFORM CLEANING	14.80
			7/16/13	114525 UNIFORM CLEANING	16.65
			7/16/13	114526 UNIFORM CLEANING	11.10
			7/22/13	114541 UNIFORM CLEANING	51.80
			7/22/13	114542 UNIFORM CLEANING	24.05
			7/22/13	114548 UNIFORM CLEANING	33.30
			7/23/13	114601 UNIFORM CLEANING	18.50
			7/24/13	114627 UNIFORM CLEANING	53.65
			7/25/13	114630 UNIFORM CLEANING	11.10
			7/25/13	114642 UNIFORM CLEANING	3.70
		STATE OF KANSAS-DIVISION OF VEHICLES	7/29/13	PD VEHICLE TAGS	160.00
		KA-COMM	7/11/13	116935 DATA BACKBONE SYSTE	150.00
			7/11/13	116935 DATA BACKBONE SYSTE	150.00
			7/11/13	117000 GUNMOUNT/FLASHLITE#	25.50
			7/11/13	122093 ROOF PLUGS #204	2.25
			7/11/13	117039 CHANGE OVER EQUIPME	13,970.89
			7/19/13	117099 CHANGE OVER #204A	342.75
			7/24/13	SERVICE CONTRACT/MAINT POL	188.50
			7/24/13	SERVICE CONTRACT/MAINT POL	188.50
		CORYELL INSURORS, INC.	7/24/13	18882 NOTARY BOND #763	50.00
			7/24/13	18883 NOTARY BOND #781	50.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	551.87
			7/12/13	DELTA DENTAL OF KANSAS	86.17
			7/12/13	DELTA DENTAL OF KANSAS	5.36
			7/26/13	DELTA DENTAL OF KANSAS	554.71
			7/26/13	DELTA DENTAL OF KANSAS	88.34
			7/12/13	DELTA DENTAL OF KANSAS	253.99
			7/12/13	DELTA DENTAL OF KANSAS	84.47
			7/12/13	DELTA DENTAL OF KANSAS	1.90
			7/26/13	DELTA DENTAL OF KANSAS	254.35
			7/26/13	DELTA DENTAL OF KANSAS	84.79
		FOXY'S BODY SHOP	7/22/13	101970 BUMPER REPAIR #212B	276.00
			7/22/13	101980 COLLISION REPAIR #2	557.50
		GEARY COUNTY PUBLIC WORKS	7/15/13	PD FUEL JUNE 2013	154.31
			7/15/13	PD FUEL JUNE 2013	8,335.13
		GEARY COUNTY SHERIFF	7/17/13	JAIL EXPENSE JUNE 2013	28,750.00
		TELVENT DTN	7/10/13	4065649 WEATHER RADAR	149.00
		KEY OFFICE EQUIPMENT	7/29/13	TONER CARTRIDGES	337.32
			7/29/13	CARTRIDGES/ENVELOPES/LABEL	488.36

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/10/13	J50527 LAMINATING SHEETS	37.99
			7/19/13	J50757 NOTARY STAMP #763,	45.00
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	495.32
			7/12/13	ADVANCE LIFE INUSRANCE	119.46
			7/12/13	ADVANCE LIFE INUSRANCE	4.73
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	647.22
			7/12/13	KPERS #1	1,041.50
			7/26/13	KPERS #1	647.22
			7/26/13	KPERS #1	931.28
			7/12/13	KP&F	16,308.73
			7/12/13	KP&F	989.03
			7/12/13	KP&F	193.27
			7/26/13	KP&F	13,595.69
			7/26/13	KP&F	955.42
			7/12/13	KPERS #2	277.62
			7/12/13	KPERS #2	548.39
			7/26/13	KPERS #2	277.62
			7/26/13	KPERS #2	513.35
		MIKE'S FIRE EXT. SALES	7/10/13	83702 FIRE EXT #212B,214A,	173.65
		INCODE	8/01/13	Accident Report Diagraming	301.44
			8/01/13	CAD - Annual Maintenance	6,381.42
			8/01/13	CAD Mapping Interface - AM	1,185.12
			8/01/13	Court Case Management	5,073.53
			8/01/13	Dispatcher	1,549.77
			8/01/13	Dispatcher - Additional Li	729.31
			8/01/13	E911 Client Interface - Ad	364.65
			8/01/13	E911 Client Interface	1,458.61
			8/01/13	Intelligence	546.99
			8/01/13	Messaging / Mobile Server	2,005.59
			8/01/13	Mobile CAD Client	3,281.87
			8/01/13	Mobile RMS Server	2,005.59
			8/01/13	Personnel	1,093.95
			8/01/13	Police Interface	54.69
			8/01/13	Records Base RMS System	8,022.35
			8/01/13	RMS Mapping Interface	392.62
		PDQ EMERGENCY PRODUCTS	7/29/13	17860 OFFICER UNIFORM PANT	40.00
			7/29/13	17931 TIES, BRASS, NAME TA	312.68
			7/29/13	17939 BODY ARMOR #786	414.75
			7/29/13	17940 BODY ARMOR #785	414.75
			7/29/13	17941 BODY ARMOR #784	414.75
			7/29/13	17957 OFFICER UNIFORMS	296.80
		CARD CENTER	7/17/13	QUANTICO	40.79
			7/17/13	RAMADA-KCJIS CONF #8,92	84.53
			7/17/13	RAMADA-KCJIS CONF #8,92	84.53
			7/17/13	WMART-CALCULATORS	32.82
			7/17/13	17682B&8-COFFEE,SUGAR	162.40
			7/17/13	IGOO - COOLERS	253.92
			7/17/13	ORSCHELNS-SAFETY GLOVES	21.98
			7/17/13	SHELL OIL-MOTORCYCLE FUEL	10.50
			7/17/13	SCREEN MACHINE-HATS #235	50.00
			7/17/13	WATERS-POPCORN	115.99
			7/17/13	WMART-BATTERIES	23.94
			7/17/13	QUANTICO-LAB VEST/POUCHES	230.74
			7/17/13	RADIO SHACK-CARD READER	33.98
			7/17/13	WALMART	26.97
			7/11/13	US POST OFFICE-POSTAGE RET	11.25

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/17/13	MIL OUTLET-NAME TAGS #790	16.00
			7/17/13	1852J&4-REMOVE GPS #210A	30.13
			7/17/13	1850 J&R-INSTALL GPS #208B	112.66
			7/17/13	1861 J&R-INSTALL GPS #206B	82.50
			7/17/13	1861 J&R OVERCHARGE	0.30
			7/17/13	956302-1 GALLS-LOCKOUT TOO	73.99
			7/17/13	956302-2 GALLS-LOCKOUT CAS	31.99
			7/17/13	QUANTICO-UNIFORM SHIRT #78	119.97
			7/17/13	DIGITAL ALLY-CAMERA REPAIR	410.00
			7/17/13	WALSH-PAINT ROOF/DOORS #20	725.00
			7/17/13	ER DETAIL-VINYL REMOV #210	460.00
			7/17/13	PROF ALT-SHIRT/PATCHES #76	6.00
			7/17/13	PROF ALOT-SHIRT/PATCHES #7	27.00
			7/17/13	PROF ALT-SHIRT/PATCHES #73	9.00
			7/17/13	PROF ALT-SHIRT/PANT #790	75.00
			7/17/13	368788 ORAP-METALLIC PAD #	21.84-
			7/17/13	ORAP WHL CVR/FLOOR MAT TAH	88.47
			7/17/13	369853 ORAP-WIPER BLADES #	25.98
			7/17/13	370284 ORAP-DISC PAD SET #	59.42
			7/17/13	371858 ORAP-OCTANBST #216	28.68
			7/17/13	372689 ORAP-FUEL CAP #210A	11.37
			7/17/13	1909 J&R-REMOVE GPS #204A	27.50
			7/17/13	1915 J&R INSTALL GPS #210B	82.50
			7/17/13	1887 J&R INSTALL GPS #212B	94.25
			7/17/13	1898 J&R-EVAC/RECHARGE #22	98.26
			7/17/13	1870 J&R-LOF#223B	48.81
			7/17/13	1890 J&R-VEHICLE INSPECTIO	29.64
			7/17/13	1903 J&R-TURN SIGNAL SWITC	66.55
			7/17/13	QUANTICO-UNIFORM SHIRT #78	119.97
			7/17/13	QUANTICO-UNIFORM SHIRT #79	119.97
			7/17/13	MIL OUTLET-NAME TAGS #735	20.00
			7/17/13	115303 FIRESTONE-TIRES #23	347.24
			7/17/13	BATTERY JUNCTION-BATTERIES	139.83
			7/17/13	WATERS-GARAGE TOOLS	15.97
		SECRETARY OF STATE	7/22/13	NOTARY FEE #781	25.00
			7/22/13	NOTARY FEE #789	25.00
		WEST PAYMENT CENTER	7/11/13	827554578 CLEAR SUBSCRIPTI	166.48_
				TOTAL:	155,034.92
FIRE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	47.99
			7/26/13	SOCIAL SECURITY WITHHOLDIN	47.99
			7/12/13	MEDICARE WITHHOLDING	1,029.48
			7/26/13	MEDICARE WITHHOLDING	914.36
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	3,935.11
			7/26/13	PHS EMPLOYEE	3,925.89
			7/12/13	PHS EMP/CHILD	154.63
			7/26/13	PHS EMP/CHILD	154.63
		TELEPLUS SOLUTIONS	7/15/13	Fire Station 2	9.69
			7/15/13	Fire Station 2 Internet	6.25
		KA-COMM	7/24/13	SERVICE CONTRACT/MAINT FIR	173.50
		CENTRAL POWER SYSTEMS & SERVICES	7/17/13	BELTS/E30	211.37
		CROSS-MIDWEST TIRE	7/17/13	TIRES FOR FD-ENG20	1,378.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	291.19
			7/26/13	DELTA DENTAL OF KANSAS	291.60
			7/12/13	DELTA DENTAL OF KANSAS	207.51
			7/26/13	DELTA DENTAL OF KANSAS	206.64

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		DONALD STREMMING	7/26/13	REIMBURSE FOR REGISTRATION	40.00
		GEARY COUNTY PUBLIC WORKS	7/05/13	DIESEL FUEL - FIRE	1,119.58
			7/05/13	MOTOR FUEL - FIRE	348.32
		KANSAS GAS SERVICE	7/24/13	700 N JEFFERSON-JUNE 2013	18.71
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INSURANCE	349.90
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	74.77
			7/26/13	KPERS #1	74.77
			7/12/13	KP&F	12,523.80
			7/26/13	KP&F	11,152.98
		CHRIS BOOTH	7/29/13	REIMBURSE - FIRE INST 1	40.00
		MILLESON'S AUTO SUPPLY	7/09/13	OIL FILTER/E30	27.54
			7/09/13	AIR FILTER/E30	29.52
		MONTGOMERY COMMUNICATIONS INC	7/10/13	FIRE HEATING COOLING DUCTW	30.48
		NICK NUTTER	7/29/13	JUNIOR FIRESETTER CLASS-OV	18.97
		CARD CENTER	7/09/13	DOMINO'S/CITIZEN ACADEMY M	55.93
			7/09/13	WATERS/WOOD, PAINTING SUPP	115.28
			7/09/13	WATERS/CAULK, ADHESIVE	40.30
			7/09/13	WATERS/NAILS, ADHESIVE	26.94
			7/09/13	CARTRIDGE/INK CARTRIDGES	69.64
			7/09/13	NAPA/ANTI FREEZE L1	41.97
			7/09/13	NAPA/RADIATOR HOSE L1	15.86
			7/09/13	CONTINUING/FIRE INST SPRAD	40.00
			7/09/13	CONTINUING/FIRE INST THOMA	40.00
			7/09/13	CONRAD/FILTERS FOR BAUER C	241.00
			7/09/13	CONRAD/OIL FOR BAUER COMP.	91.05
			7/09/13	MES/SCBA MASK STRAPS	240.00
			7/09/13	CONTINUING/FIRE INST REYNO	40.00
			7/09/13	CONTINUING/FIRE INST SUTTO	40.00
			7/09/13	WATERS/BACKET & MEAS. CUP	8.48
			7/09/13	WATERS/DUCT, HOSE CLAMPS	100.96
			7/09/13	WALMART/STOPLEAK, BRAKE FL	10.65
			7/09/13	MILLESONS/15W40 OIL	47.88
			7/09/13	WATERS/ROUND UP & SPRAYER	47.98
			7/09/13	CONTEG/FIRE INST CHRISTIAN	40.00
			7/09/13	OREILLY/TRANS FLUID E20	84.95
		WIZARD'S ELECTRONIC SVC	7/18/13	LAMP/STN 1 TV	175.00_
				TOTAL:	40,449.04
STREET	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	877.31
			7/26/13	SOCIAL SECURITY WITHHOLDIN	742.25
			7/12/13	MEDICARE WITHHOLDING	205.19
			7/26/13	MEDICARE WITHHOLDING	173.59
		T & M CONCRETE CONSTRUCTION	7/29/13	2013 ST MAINT - CONCRETE P	42,056.97
			7/29/13	2013 ST MAINT-CONCRETE PAT	36,937.81
		BAYER CONSTRUCTION CO.	7/22/13	ROAD ROCK 5.28T@10.75	56.76
		BLIXT CONSTRUCTION INC	7/17/13	SWEEPINGS-25TONS	40.00
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	1,101.58
			7/26/13	PHS EMPLOYEE	1,101.60
			7/12/13	PHS EMP/SPOUSE	57.83
			7/26/13	PHS EMP/SPOUSE	57.83
		FOLEY EQUIPMENT	6/28/13	ROLLER RENT; 6/20-6/27	743.99
		UNIVERSAL LUBRICANTS, LLC	6/25/13	DEZOL15W40 & TRAC-GARD (55	2,371.60
			6/11/13	200 GALLONS @ \$.85	170.00-
		CHAMPIONS CAR AND TRUCK WASH	7/05/13	WASH IBARRA WORK TRUCK	9.00
		CENTURY UNITED COMPANIES, INC	7/08/13	Copier - PW	17.50
			7/22/13	Copier - PW	7.50



DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/22/13	Copier - PW Overage Charge	1.96
		VANDERBILTS	7/19/13	DAN BUTTS BOOTS 2013	79.99
			6/08/13	JOHN TENORIO	139.99
		MIDWEST CONCRETE MATERIALS	7/12/13	WW AND DOWNTOWN CONCRETE	187.25
		MISSION COMMUNICATIONS LLC	7/15/13	SERVICE FOR AUG 2013-ALL L	7,150.64
		J & A TRAFFIC PRODUCTS	7/02/13	BARRICADE TAPE	1,168.30
		ROBERTS TRUCK CENTER	7/09/13	#668-GASKT,ADPTR,PUMP,ELBO	594.71
		MAC TOOLS DISTRIBUTOR	7/11/13	PROLINK PROGRAM	1,199.99
		BARNES DISTRIBUTION	6/26/13	BATTERIES AND CHARGER	409.71
			6/28/13	FLEET PIECES-BTS,WASH,SCR,	437.39
			7/12/13	DRILL SET, REAMER, BITS	816.27
			7/12/13	FLT STK PIECES-WSHR,SCR,DI	68.40
		CENTRAL POWER SYSTEMS & SERVICES	7/26/13	FILTER FOR PW GENERATOR	555.00
			7/25/13	STOCK FILTERS	277.50
		MOTION INDUSTRIES INC	7/18/13	HYDR.HOSE ENDS	6.65
			7/23/13	FLT PIECES-HS END,FIT,COUP	136.11
			7/23/13	HYD HOSE END-COUPLING	39.05
			7/26/13	STOCK HYD. HOSE ENDS	98.27
		ASPHALT SALES OF LAWRENCE	7/26/13	24.28 TONS UPM	3,393.13
			7/22/13	ASPHALT	3,674.03
		DICK EDWARDS	6/17/13	ALL SERVICE ON #610	355.00
		CROSS-MIDWEST TIRE	7/17/13	TIRES FOR PW	840.67
			7/17/13	TIRES FOR PW	476.00
		DS&O RURAL ELECTRIC	7/24/13	1807 LYDIA LN-WARNING SIRE	51.51
			7/24/13	QUINTON POINT SIREN	34.36
			7/24/13	LIGHTS AT HUNTERS RIDGE	554.66
			7/24/13	LIGHTS AT HARGRAVES #2	61.69
			7/24/13	LIGHTS AT INDIAN RIDGE/J.C	39.90
			7/24/13	LIGHTS AT HARGRAVES#5	123.38
			7/24/13	LIGHTS AT OLIVIA FARMS	45.94
			7/24/13	LIGHTS AT SUTTERWOODS	296.10
			7/24/13	LIGHTS AT SUTTER HIGHLANDS	246.75
			7/24/13	LIGHTS AT MANN'S RANCH	74.03
			7/24/13	LIGHTS AT HARGRAVES #4	11.75
			7/24/13	LIGHTS AT HARGRAVES #1	23.50
			7/24/13	LIGHTS AT HILLTOP #5	7.75
			7/24/13	LIGHTS AT HARGRAVES #3	35.25
			7/24/13	LIGHTS AT RUSSUEL JOHNSON	26.25
			7/24/13	LIGHTS ALONG SVR	234.41
		DAVE'S ELECTRIC, INC.	6/27/13	STREETSCAPE-DWNTWN LGHTS	2,720.00
			7/08/13	GEN RAC SVC - ASH ST	2,800.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	35.08
			7/26/13	DELTA DENTAL OF KANSAS	35.08
			7/12/13	DELTA DENTAL OF KANSAS	64.26
			7/26/13	DELTA DENTAL OF KANSAS	64.26
		F & R SERVICES	7/29/13	600 BLOCK E 7TH ST-ROW	15.75
			7/29/13	603 SKYLINE DRIVE	10.50
			7/29/13	714 SKYLINE DRIVE	10.50
			7/29/13	GOLDENBELT BLVD-ROW	315.00
			7/29/13	ASH ST(600 BLK-HGLND CEMET	15.75
			7/29/13	DITCH BTWN 100 BLK EVINE&E	15.75
			7/29/13	EAST 6TH ST PARKING LOT	15.75
			7/29/13	EAST 6TH ST ROW	525.00
			7/29/13	E CHESTNUT-ROW @ UPRR TRAC	52.50
			7/29/13	FIRE STATION #2 - INCLDE F	110.00
			7/29/13	LACY DRIVE	105.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/29/13	MEADOW LANE ROW	15.75
			7/29/13	ST MARYS ROAD ROW(CHURCH)	31.50
			7/29/13	VACANT DRAINAGE DITCH-RILE	15.75
			7/29/13	INDUSTRIAL PARK ROW	52.50
			7/29/13	E ASH ST UPRR TRCKS(ELKS-E	140.00
			7/29/13	SVR ROW (FIRE STATION 2 SI	78.75
			7/29/13	SVR ADDITION ISLANDS	84.00
			7/29/13	STRAUSS BLVD ISLANDS & R/W	315.00
			7/29/13	I 70 ROW - S WASHINGTON	630.00
			7/29/13	SOUTH JACKSON ST DRAINAGE	31.50
			7/29/13	ASH ST FROM CHESTNUT SOUTH	241.50
			7/29/13	136 E 3RD	31.50
			7/29/13	225 E 3RD	31.50
			7/29/13	6TH ST UNDERPASS	105.00
			7/29/13	SANDUSKY ROW	78.75
			7/29/13	THE BLUFFS AREA	105.00
			7/29/13	TOM NEAL INDUSTRIAL PARK A	262.50
			7/29/13	SOUTHWIND/KJCK EAST TO TOW	157.50
			7/29/13	CHADWICK COURT PROPERTY	15.75
			7/29/13	HOLLY LANE ISLAND	15.75
			7/29/13	SVR-R/W - K-18 TO RR	525.00
			7/29/13	SE CORNER LIBERTY HALL & D	0.00
			7/29/13	ENT TO SUTTER WDS AT FOX S	63.00
			7/29/13	GRANT AVE ISLANDS	157.50
			7/29/13	WESTWOOD BLVD ISLANDS	157.50
			7/29/13	25' WIDTH ON ALL 4 CORNERS	315.00
			7/29/13	8' STRIP OLIVIA FARMS	0.00
			7/29/13	8' STRIP SUTTER HIGHLANDS	210.00
			7/29/13	8' STRIP SUTTER WOODS	472.50
			7/29/13	8' STRIP DEER CREEK 1	84.00
			7/29/13	8' STRIP DEER CREEK 2	231.00
			7/29/13	8' STRIP DEER CREEK 3	210.00
			7/29/13	8' STRIP HICKORY HILLS	105.00
			7/29/13	8' STRIP PRAIRIE RIDGE 1 &	262.50
			7/29/13	1701 N ADAMS- DRAIN	26.25
			7/29/13	BEL AIR & FOGARTY (DEAD EN	15.75
			7/29/13	8TH ST AT GARFIELD DITCH	10.50
			7/29/13	ANNEX PARKING LOT BEHIND D	15.75
			7/29/13	COMMONWEALTH DRIVE ROW	26.25
			7/29/13	GRANT AVE ISLAND	157.50
			7/29/13	GRANT AVE FRONTAGE RDS	42.00
			7/29/13	MONROE ST DRAINS	15.75
			7/29/13	WESTWOOD BLVD-ISLANDS	157.50
			7/29/13	BRIDGE GUARDRAIL-EISEN & 1	10.50
			7/29/13	E 11TH/210 E 11TH	31.50
			7/29/13	436 W 11TH ST	31.50
			7/29/13	EAST 10TH ST PROPERTY	105.00
			7/29/13	ELM DALE ROAD ROW	78.75
			7/29/13	CHESTNUT&I-70 RAMPs	661.50
			7/29/13	HWY 57 R/W & ISLANDS	1,050.00
			7/29/13	AREA IN FRONT OF CRACKER B	73.50
			7/29/13	RUCKER ROAD	525.00
			7/29/13	K-18 -RR TO STONE RIDGE	100.00
			7/29/13	LAWNDALE WATER AREA	42.00
			7/29/13	MOSS CIRCLE ISLAND	10.50
			7/29/13	GRANT AVE RIVER PARK AREA	157.50

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/29/13	514 W 14TH ST	31.50
			7/29/13	516 W 14TH ST	31.50
			7/29/13	1008 W 14TH ST	31.50
		GADES SALES CO.	7/11/13	SIGN MOUNT BRACKETS	89.92
			7/22/13	SOLAR REGULATOR	234.98
			7/22/13	CAB COMM INTERFACE	295.94
		GEARY COUNTY PUBLIC WORKS	7/09/13	MOTOR POOL-UNLEADED	373.02
			7/09/13	MOTOR POOL-DIESEL	849.82
			7/09/13	FUEL SURCHARGE	19.01
			7/09/13	STREETS-UNLEADED	289.47
			7/09/13	STREETS-DIESEL	2,380.03
			7/09/13	FUEL SURCHARGE	40.90
			7/09/13	CARDS	0.00
		GEARY GRAIN	7/19/13	WEED CONTROL -30G	453.00
		HOME LUMBER CO.	7/03/13	TREATED WOOD; 2X10X110	239.94
			7/09/13	LAP SIDING SMOOTH	24.32
		KEY OFFICE EQUIPMENT	7/09/13	SHEET PROTECTORS	4.16
		KANSAS GAS SERVICE	7/24/13	2324 N JACKSON-JUNE 2013	22.30
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	67.49
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	62.41
			7/26/13	KPERS #1	59.47
			7/12/13	KPERS #2	1,086.51
			7/26/13	KPERS #2	968.57
		KAW VALLEY ENGINEERING, INC	7/12/13	PS RENDERED THROUGH 06/23/	20,194.00
		KONZA CONST. CO.	6/26/13	ASPHALT-16 TKTS	7,007.00
			7/15/13	#1018749 #1018751	830.05
		NAPA AUTO PARTS OF J.C.	6/01/13	FLEX TUBING AND CLAMPS-668	11.03
			7/03/13	BRK PDS, RR RTR, WHL SL-#6	325.41
			7/08/13	TRAILER WIRE	15.49
			7/09/13	CONNECTOR #668	3.69
			7/18/13	#612-PUSH BUTTON SWITCH	4.90
			7/19/13	#689 CABIN AIR FILTER	11.04
			7/22/13	ROPE HANDLE FOR SHOP	3.48
			7/24/13	SPRK PLGS ETC-#643	61.08
			7/25/13	#137 ALTERNATOR	368.61
			7/27/13	CORE DEPOSIT-137	111.11-
			6/29/13	SRVC CHRГ_06292013	2.68
		NEWMAN SIGNS	7/19/13	SPEED LIMIT SIGNS	124.85
		PAVING MAINTENANCE SUPPLY INC	6/28/13	YLW AND BLU PNT	1,903.25
		CARD CENTER	7/12/13	POST MIX AND MISC SCR/BOLT	134.82
			7/12/13	XSTAMPONLINE-10 IN 1 & INK	36.30
			7/12/13	FIRST CLASS VINYL	136.00
			7/12/13	GERRY PRESENT WRAP	3.29
			7/12/13	PICK MATTOCK	25.99
			7/12/13	AIR COMPRESSOR RENT	118.13
			7/12/13	MISC BOLTS, SCRWS, ETC.	42.65
			7/12/13	FOOD FOR CREW	33.66
			7/12/13	BUCKET, PAIL , GLVS	50.95
			7/12/13	GLOVES-ALL	45.95
			7/12/13	KEYS	13.37
			7/12/13	BLOWER AND OIL	121.63
			7/12/13	BLOWER	97.87
			7/17/13	SUBWAY-APWA PAVEMENT WEBIN	8.05
			7/17/13	WALMART-DPW CLEANING PRODU	44.76
			7/17/13	WALMART-DPW YARD LANDSCAPI	24.07
			7/17/13	WALMART-DPW YARD LANDSCAPI	5.84

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/17/13	SUBWAY-APWA PW WEBINAR	5.16
			7/17/13	OREAD-TAX CREDIT APWA CONF	4.88-
			7/17/13	SUBWAY- LUNCH	5.16
			7/17/13	WALMART-BATTERIES	6.98
			7/12/13	AIR COMP. RENT	263.75
			7/12/13	#2 PINE	46.00
			7/12/13	150W VOLT-PRES SOD BALL	108.73
			7/12/13	TRTD 4X4S	22.44
			7/12/13	SPRY GN, TPS, LUB, PROTCTN	82.57
			7/12/13	PINE WOOD	46.00
			7/12/13	PUMP PROTECTOR; TIPS	59.79
			7/12/13	PINE, NUT DRVR, FUNNL	69.78
			7/12/13	OFFICE SUPPLIES	25.76
		CINTAS #451	7/05/13	WKLY TOWELS	19.30
			7/05/13	WEEKLY MATS	30.87
			7/12/13	WKLY SHOP TOWELS	19.30
			7/12/13	WKLY MATS	30.87
			7/19/13	WKLY SHOP TOWELS	24.30
			7/19/13	WKLY MATS	28.38
			7/26/13	WKLY SHOP TOWELS	24.30
			7/26/13	WKLY MATS	28.60
		SALINA STEEL SUPPLY, INC	7/05/13	SPREADER RACK	265.86
			7/05/13	SPREADER RACK	261.00
			7/05/13	SPREADER RACK	76.93
			7/05/13	SPREADER RACK	167.62
		VANCE BROTHERS, INC.	7/29/13	2013 ST MAINT - MICRO SURF	309,785.02
		T.O.HAAS TIRES	7/23/13	COMPUTER BALANCING-#648-RA	53.70_
				TOTAL:	474,309.16
COURT	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	350.01
			7/26/13	SOCIAL SECURITY WITHHOLDIN	349.25
			7/12/13	MEDICARE WITHHOLDING	81.86
			7/26/13	MEDICARE WITHHOLDING	81.68
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	309.26
			7/26/13	PHS EMPLOYEE	309.26
		LAURA AIZPRUA	7/29/13	TRANSLATION-JUL 10-15 2013	50.00
		JOSHUA DOUGLASS	7/29/13	PAYMENT EVERY TWO WEEKS	2,500.00
			7/17/13	PAYMENT EVERY TWO WEEKS	2,500.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	43.20
			7/26/13	DELTA DENTAL OF KANSAS	43.20
			7/12/13	DELTA DENTAL OF KANSAS	21.88
			7/26/13	DELTA DENTAL OF KANSAS	21.88
		GEARY COMMUNITY HOSPITAL	7/09/13	SMITH, NYANGIA D	180.95
		KEY OFFICE EQUIPMENT	7/26/13	OFFICE EQUIPMENT AND SUPPL	115.14
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	34.58
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	432.19
			7/26/13	KPERS #1	432.19
			7/12/13	KPERS #2	87.15
			7/26/13	KPERS #2	86.07
		INCODE	8/01/13	Web - Court Inquiry	100.00
		CINTAS #451	7/12/13	GRAY MATS	18.76
			7/19/13	GRAY MATS CLEANING SERIVCE	18.76
			7/26/13	GRAY MAT CLEANING SERVICE	18.76
		MISC	6/07/13	Cash Refund:11-15033 -01	800.00
		FRONTIER SPIRITS,	6/07/13	Cash Refund:12-13184 -01	2.18
		THE EYE	6/07/13	Cash Refund:12-08363 -01	49.50

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		BETHELL, AMY	6/07/13	Cash Refund:13-00184 -01	135.00
		KNIGHTS INN	7/12/13	Cash Refund:11-12987 -01	360.02
		WALMART	7/12/13	Cash Refund:10-12677 -01	10.00
		DILLONS	7/19/13	Cash Refund:12-12947 -01	19.00
		BURNS, BRANDON WALTER	7/25/13	Bond Refund:13-05403 -01	629.00
		WALTHERS, DAVID	7/26/13	Bond Refund:13-05949 -01	250.00
		LANGSTON, DANTE LAMONT	7/26/13	Bond Refund:12-14675 -01	439.00
		JUNCTION CITY POLICE D	7/12/13	Case Refund:10-12677-01	133.25_
				TOTAL:	11,012.98
JC OPERA HOUSE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	111.04
			7/26/13	SOCIAL SECURITY WITHHOLDIN	129.14
			7/12/13	MEDICARE WITHHOLDING	25.97
			7/26/13	MEDICARE WITHHOLDING	30.21
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS RETIRED	174.18
			7/26/13	KPERS RETIRED	219.47_
				TOTAL:	690.01
RECREATION	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	174.58
			7/26/13	SOCIAL SECURITY WITHHOLDIN	168.74
			7/12/13	MEDICARE WITHHOLDING	40.83
			7/26/13	MEDICARE WITHHOLDING	39.46
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS FAMILY	123.70
			7/26/13	PHS FAMILY	123.70
		TELEPLUS SOLUTIONS	7/15/13	12th Street	7.90
			7/15/13	12th Street Phones	8.70
			7/15/13	12th Street Internet	12.50
		JAMIE SESSIONS	7/09/13	FACILITY RENTAL-REFND-CXD	160.00
			7/09/13	JAMIE SESSIONS	25.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	17.28
			7/26/13	DELTA DENTAL OF KANSAS	17.28
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	5.78
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #2	80.34
			7/26/13	KPERS #2	80.34
		MASSCO	7/16/13	REPAIR OF FLOOR MACHINE	180.00
		MONTGOMERY COMMUNICATIONS INC	7/10/13	SPIN CITY CLERK	121.91
			7/10/13	SPIN CITY SUPERVISOR	162.54
			7/10/13	SPIN CITY ASSISTANT MANAGE	162.54
		DEBORAH JOHNSTON	7/24/13	ROOM DEPOSIT REFUND-#2-JUN	25.00
		CARD CENTER	7/10/13	COFFEE, SENIORS	8.48
			7/10/13	SUNDOWN SAL/PRIZE/GAMES	195.95
			7/10/13	TOTES AND RIBBONS	4.00
			7/10/13	SUNDOWN SALUTE/SUPPLIES	59.54
			7/10/13	SUNDOWN SALUTE/SUPPLIES	6.00
			7/10/13	COFFEE MAKER	17.88
			7/16/13	PLYWOOD, GAME SUNDOWN	31.29
			7/16/13	WOOD DOWEL, ETC, GAME SUND	27.03
			7/16/13	PLYWOOD, TILEBOARD, GAME S	45.36
		CINTAS #451	7/12/13	GRAY MAT	36.78
		CARY COMPANY	7/25/13	MULTI FOLD TOWELS/ROLL TOW	92.25_
				TOTAL:	2,262.68
NON-DEPARTMENTAL	GRANTS	INTERNAL REVENUE SERVICE	7/12/13	FEDERAL WITHHOLDING	814.06
			7/26/13	FEDERAL WITHHOLDING	726.41
			7/12/13	MEDICARE WITHHOLDING	107.65
			7/26/13	MEDICARE WITHHOLDING	97.98

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/13	ING	100.00
			7/26/13	ING	100.00
		JUNCTION CITY FIREFIGHTERS AID ASSOCIA	7/12/13	FIREFIGHTERS AID ASSOCIATI	10.00
			7/26/13	FIREFIGHTERS AID ASSOCIATI	10.28
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	154.64
			7/26/13	PHS EMPLOYEE	158.94
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	10.66
			7/26/13	DELTA DENTAL OF KANSAS	10.66
		FIREMEN'S RELIEF ASSOCIATION	7/12/13	FIREMANS RELIEF	17.76
			7/26/13	FIREMANS RELIEF	18.25
		JUNCTION CITY FIRE FIGHTERS ASSOCIATIO	7/12/13	I.A.F.F. LOCAL 3309	84.00
			7/26/13	I.A.F.F. LOCAL 3309	86.33
		KANSAS DEPT OF REVENUE	7/12/13	STATE WITHHOLDING	262.67
			7/26/13	STATE WITHHOLDING	244.32
		KANSAS PUBLIC EMPLOYEES	7/12/13	KP&F	486.35
			7/26/13	KP&F	497.23
		POLICE & FIREMEN'S	7/12/13	POLICE & FIRE INSURANCE	115.10
			7/26/13	POLICE & FIRE INSURANCE	117.69
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	7/12/13	AFLAC BEFORE TAX	27.37
			7/26/13	AFLAC BEFORE TAX	27.37
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/13	UNITED WAY	2.00
			7/26/13	UNITED WAY	2.00_
				TOTAL:	4,289.72
FAA GRANT	GRANTS	LOCHNER	7/29/13	DESIGN PHASE	2,981.36
			7/29/13	BIDDING PHASE	3,158.42
			7/29/13	ADMIN ASST	790.79
			7/29/13	DESIGN EXPENSES	142.03
			7/29/13	SUB-FIELD SURVEY	4,000.00
		MONTGOMERY COMMUNICATIONS INC	7/20/13	AIP PROJECT 3-20-0039-010	150.18_
				TOTAL:	11,222.78
SAFER GRANT-FIRE DEPT	GRANTS	INTERNAL REVENUE SERVICE	7/12/13	MEDICARE WITHHOLDING	107.65
			7/26/13	MEDICARE WITHHOLDING	97.98
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	618.52
			7/26/13	PHS EMPLOYEE	635.70
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	21.60
			7/26/13	DELTA DENTAL OF KANSAS	21.60
			7/12/13	DELTA DENTAL OF KANSAS	32.82
			7/26/13	DELTA DENTAL OF KANSAS	34.04
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	36.57
		KANSAS PUBLIC EMPLOYEES	7/12/13	KP&F	1,199.21
			7/26/13	KP&F	1,200.30_
				TOTAL:	4,005.99
2002 BULLET-PROOF VEST GRANTS		PDQ EMERGENCY PRODUCTS	7/29/13	17939 BODY ARMOR #786	414.75
			7/29/13	17940 BODY ARMOR #785	414.75
			7/29/13	17941 BODY ARMOR #784	414.75_
				TOTAL:	1,244.25
NON-DEPARTMENTAL	SPIN CITY	INTERNAL REVENUE SERVICE	7/12/13	FEDERAL WITHHOLDING	278.79
			7/26/13	FEDERAL WITHHOLDING	326.64
			7/12/13	SOCIAL SECURITY WITHHOLDIN	218.14
			7/26/13	SOCIAL SECURITY WITHHOLDIN	264.77
			7/12/13	MEDICARE WITHHOLDING	51.01
			7/26/13	MEDICARE WITHHOLDING	61.92

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	77.32
		CITY OF JUNCTION CITY	7/12/13	TELEPHONE REIMBURSEMENT	13.25
			7/26/13	TELEPHONE REIMBURSEMENT	13.25
		KANSAS DEPT OF REVENUE	7/12/13	STATE WITHHOLDING	78.47
			7/26/13	STATE WITHHOLDING	90.24
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	45.70
			7/26/13	KPERS #1	45.70
			7/12/13	KPERS #2	60.00_
				TOTAL:	1,625.20
SPIN CITY	SPIN CITY	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	218.14
			7/26/13	SOCIAL SECURITY WITHHOLDIN	264.77
			7/12/13	MEDICARE WITHHOLDING	51.01
			7/26/13	MEDICARE WITHHOLDING	61.92
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	309.26
		TELEPLUS SOLUTIONS	7/15/13	Spin City Phones	11.39
			7/15/13	Spin City Internet	8.50
		BLUE BELL CREAMERIES, L.P.	7/16/13	ICE CREAM	291.84
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	21.88
		SECURITY SOLUTIONS INC	7/24/13	ALARM-915 S WASHINGTON	22.00
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INSURANCE	25.10
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	100.42
			7/26/13	KPERS #1	100.42
			7/12/13	KPERS #2	87.90
		SNACK EXPRESS	7/16/13	CHIPS, SODA, CHEESE BURGER	109.25
		CARD CENTER	7/18/13	WALMART-BLUE BALLOONS,AIR	29.10
			7/18/13	WALMART-CAKE	14.98
			7/18/13	ORSCHELIN-ROCKS FOR MINI G	95.76
			7/18/13	BABYCHANGE-CHANGING STATIO	188.82
			7/18/13	WALMART-TISSUE,BATTERIES,S	109.61
			7/18/13	WALMART-MILK,PIZZA,MINI PI	69.90
			7/18/13	WITTEK GOLF SUPPLY-GOLF HO	22.50
			7/18/13	WITTEK GOLF SUPPLY-FREIGHT	9.24
			7/16/13	CORNER BRACKET, IRONS WATE	26.34
			7/16/13	#2 PINE WATERS	6.55
		WESTERN EXTRALITE COMPANY	7/16/13	WESTERN EXTRALITE COMPANY	22.28
		WIZARD'S ELECTRONIC SVC	7/16/13	PARTS	72.88
			7/16/13	LABOR	393.75
			7/16/13	LABOR	49.50_
				TOTAL:	2,795.01
KDOT REVOLVING LOANS	BOND & INTEREST	KANSAS DEPT OF TRANSPORTATION	7/08/13	LOAN PAYMENT	275,735.73
			7/08/13	LOAN PAYMENT	24,422.04
			7/08/13	LOAN PAYMENT	1,691.28
			7/08/13	LOAN PAYMENT	211,248.95
			7/08/13	LOAN PAYMENT	77,096.99
			7/08/13	LOAN PAYMENT	5,251.84
			7/08/13	LOAN PAYMENT	4,772.16
			7/08/13	LOAN PAYMENT	205,155.74
			7/08/13	LOAN PAYMENT	62,629.69
			7/08/13	LOAN PAYMENT	4,209.28
			7/08/13	LOAN PAYMENT	1,697.86
			7/08/13	LOAN PAYMENT	120.93
			7/08/13	LOAN PAYMENT	18,805.66
			7/08/13	LOAN PAYMENT	7,626.83
			7/08/13	LOAN PAYMENT	543.22

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/08/13	LOAN PAYMENT	145,783.70
			7/08/13	LOAN PAYMENT	67,291.07
			7/08/13	LOAN PAYMENT	4,093.13
			7/08/13	LOAN PAYMENTS	16,766.41
			7/08/13	LOAN PAYMENTS	6,553.05
			7/08/13	LOAN PAYMENTS	481.84_
				TOTAL:	1,141,977.40
INDUSTRIAL REVENUE BON	BOND & INTEREST	EMPRISE BANK	7/24/13	IRB-PAYMENT CAPGEMINI-AUG	15,073.04
			7/24/13	IRB-PAYMENT CAPGEMINI-AUG	15,073.03_
				TOTAL:	30,146.07
BOND & INTEREST	BOND & INTEREST	LANDMARK NATIONAL BANK	8/01/13	AUG 2013-LOAN PAYMENT	8,717.87_
				TOTAL:	8,717.87
NON-DEPARTMENTAL	WATER & SEWER FUND	LOYAL AMERICAN LIFE INSURANCE COMPANY	7/12/13	CANCER PLAN	8.53
			7/26/13	CANCER PLAN	8.53
		INTERNAL REVENUE SERVICE	7/12/13	FEDERAL WITHHOLDING	2,817.97
			7/26/13	FEDERAL WITHHOLDING	2,717.23
			7/12/13	SOCIAL SECURITY WITHHOLDIN	1,920.11
			7/26/13	SOCIAL SECURITY WITHHOLDIN	1,890.99
			7/12/13	MEDICARE WITHHOLDING	449.04
			7/26/13	MEDICARE WITHHOLDING	442.25
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/13	ING	361.76
			7/26/13	ING	361.76
		AMERICAN UNITED LIFE INSURANCE COMPANY	7/12/13	AMERICAN UNITED LIFE	35.88
			7/26/13	AMERICAN UNITED LIFE	35.88
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	408.86
			7/26/13	PHS EMPLOYEE	408.86
			7/12/13	PHS EMP/SPOUSE	280.17
			7/26/13	PHS EMP/SPOUSE	280.17
			7/12/13	PHS FAMILY	307.58
			7/26/13	PHS FAMILY	307.58
		CITY OF JUNCTION CITY	7/12/13	CITY OF JUNCTION CITY (G-F	5.00
			7/26/13	CITY OF JUNCTION CITY (G-F	5.00
			7/12/13	TELEPHONE REIMBURSEMENT	8.50
			7/26/13	TELEPHONE REIMBURSEMENT	8.50
			7/12/13	TELEPHONE REIMBURSEMENT	60.13
			7/26/13	TELEPHONE REIMBURSEMENT	60.13
		CITY OF JUNCTION CITY	7/12/13	CITY OF JUNCTION CITY -P&R	17.50
			7/26/13	CITY OF JUNCTION CITY -P&R	17.50
		KANSAS PAYMENT CENTER	7/12/13	GARNISHMENT	120.00
			7/26/13	GARNISHMENT	120.00
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	104.84
			7/26/13	DELTA DENTAL OF KANSAS	104.84
		KANSAS DEPT OF REVENUE	7/12/13	STATE WITHHOLDING	1,032.80
			7/26/13	STATE WITHHOLDING	1,002.25
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	466.61
			7/26/13	KPERS #1	487.88
			7/12/13	KPERS #2	1,109.80
			7/26/13	KPERS #2	1,035.21
		CITY OF JC FLEX SPENDING ACCT 1074334	7/12/13	FLEX SPENDING-1074334	198.82
			7/26/13	FLEX SPENDING-1074334	198.82
		PRE-PAID LEGAL SERVICES,	7/12/13	PREPAID LEGAL	25.02
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	7/12/13	AFLAC	34.08
			7/26/13	AFLAC	34.08



DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/13	AFLAC BEFORE TAX	113.83
			7/26/13	AFLAC BEFORE TAX	113.83
		ROLLING MEADOWS GOLF COURSE	7/12/13	ROLLING MEADOWS GOLF COURS	10.41
			7/26/13	ROLLING MEADOWS GOLF COURS	10.41
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/13	UNITED WAY	25.06
			7/26/13	UNITED WAY	25.06_
				TOTAL:	19,599.06
WATER DISTRIBUTION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	405.09
			7/26/13	SOCIAL SECURITY WITHHOLDIN	374.03
			7/12/13	MEDICARE WITHHOLDING	94.72
			7/26/13	MEDICARE WITHHOLDING	87.48
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	388.38
			7/26/13	PHS EMPLOYEE	383.35
			7/12/13	PHS EMP/SPOUSE	29.07
			7/26/13	PHS EMP/SPOUSE	29.07
		CENTURY UNITED COMPANIES, INC	7/08/13	Copier - PW	17.50
			7/22/13	Copier - PW	7.50
			7/22/13	Copier - PW Overage Charge	1.96
		BARNES DISTRIBUTION	6/26/13	BATTERIES AND CHARGER	102.43
			6/28/13	FLEET PIECES-BTS,WASH,SCR,	109.35
			7/12/13	FLT STK PIECES-WSHR,SCR,DI	17.10
		CENTRAL POWER SYSTEMS & SERVICES	7/25/13	STOCK FILTERS	69.38
		MOTION INDUSTRIES INC	7/18/13	HYDR.HOSE ENDS	1.66
			7/23/13	FLT PIECES-HS END,FIT,COUP	34.03
			7/23/13	HYD HOSE END-COUPLING	9.76
			7/26/13	STOCK HYD. HOSE ENDS	24.57
		CROSS-MIDWEST TIRE	7/17/13	TIRES FOR PW	210.17
		DAVE'S ELECTRIC, INC.	7/08/13	ASH STR WTR TWR-LABOR	1,389.57
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	47.26
			7/26/13	DELTA DENTAL OF KANSAS	47.26
			7/12/13	DELTA DENTAL OF KANSAS	16.54
			7/26/13	DELTA DENTAL OF KANSAS	16.18
		GEARY COUNTY PUBLIC WORKS	7/09/13	WTR DISTRIBUTION-UNLEADED	272.35
			7/09/13	WTR DISTRIBUTION-DIESEL	545.16
			7/09/13	FUEL SURCHARGE	12.74
			7/09/13	CARD	0.00
		KANSAS GAS SERVICE	7/24/13	2324 N JACKSON-JUNE 2013	22.30
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	32.55
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	62.74
			7/26/13	KPERS #1	61.21
			7/12/13	KPERS #2	479.60
			7/26/13	KPERS #2	425.27
		NAPA AUTO PARTS OF J.C.	7/06/13	TAILGATE HANDLE FOR #805	28.49
		CARD CENTER	7/12/13	STAPLES-4-TIER LIT HOLDER	62.45
			7/12/13	GLOVES-ALL	11.49
			7/12/13	HYD FLO GAUGES	161.20
			7/17/13	WALMART-DPW CLEANING PRODU	44.76
			7/17/13	WALMART-DPW YARD LANDSCAPI	24.08
			7/17/13	WALMART-DPW YARD LANDSCAPI	5.84
			7/17/13	SUBWAY-APWA PW WEBINAR	5.16
			7/17/13	OREAD-TAX CREDIT APWA CONF	4.88-
			7/17/13	SUBWAY- LUNCH	5.16
			7/17/13	WALMART-BATTERIES	6.98
			7/12/13	TOWELS, SEALANT	22.96
			7/12/13	TOWELS, CAULK	35.93

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/13	BATTERY, OIL, DOUG TOOL	37.85
			7/12/13	PROTCTNT AND CLNR	24.47
			7/12/13	STRTR CORD	3.90
			7/12/13	VALVE & ELL FOR 2 IN MTR	59.78
			7/12/13	CONCRETE-FOR MAIN RPR	20.94
			7/12/13	OFFICE SUPPLIES	6.44
		CINTAS #451	7/05/13	WKLY TOWELS	7.72
			7/12/13	WKLY MATS	15.44
			7/12/13	WKLY MATS	7.72
			7/19/13	WKLY MATS	7.09
			7/26/13	WKLY MATS	7.15
		SALINA WHOLESALE SUPPLY	7/02/13	METER CLAMPS	707.20
			7/02/13	KITS	766.36
			7/02/13	BRNZ METER FLANGE PACKS	746.10
			7/02/13	WRENCHES	263.83
			7/02/13	BRASS SLEEVE	33.01
			7/09/13	YOKE W/ BYPASS	1,060.94
			7/09/13	HYDRANTS	12,090.00
			7/10/13	SADDLE, DI, PIPE	595.86
			7/11/13	HYDRANT WRENCH POLLARD	62.40
			7/16/13	2" FLANGE	16,315.50
			7/16/13	2" BRONZE	3,060.00
			7/18/13	2" BALL CORPS AND VALVES	1,879.35
			7/18/13	METER RINGS, LIDS, RSD COV	1,830.50
			7/19/13	METER RINGS AND LIDS-15	1,292.00
			7/22/13	2" COMPOUND METER & STRNR	1,973.98
			7/22/13	HYDRANT LOCK-2	309.17
			7/03/13	CREDIT FOR SALES TAX ON 11	16.54-
			7/22/13	SOCKET WRENCH AND TAX	192.54-
		T.O.HAAS TIRES	7/25/13	COMPUTER BALANCING-805	50.00_
				TOTAL:	49,262.57
WATER PLANT	WATER & SEWER FUND F & R SERVICES		7/29/13	WATER TOWER-SPRUCE ST	52.50
			7/29/13	WATER TOWER-WEST ASH ST	42.00
			7/29/13	WATER PLANT & FIELDS	725.00
			7/29/13	PUMP STATIONS @ ADAMS ST	78.75
		VEOLIA WATER NORTH AMERICA	7/08/13	WATER UTILITY	83,474.33
			7/08/13	WTR MONTHLY R & M FEE	17,438.00_
				TOTAL:	101,810.58
WATER ADMINISTRATION	WATER & SEWER FUND INTERNAL REVENUE SERVICE		7/12/13	SOCIAL SECURITY WITHHOLDIN	582.63
			7/26/13	SOCIAL SECURITY WITHHOLDIN	599.55
			7/12/13	MEDICARE WITHHOLDING	136.29
			7/26/13	MEDICARE WITHHOLDING	140.22
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	506.63
			7/26/13	PHS EMPLOYEE	511.66
			7/12/13	PHS EMP/SPOUSE	61.85
			7/26/13	PHS EMP/SPOUSE	61.85
			7/12/13	PHS FAMILY	54.12
			7/26/13	PHS FAMILY	54.12
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	56.81
			7/26/13	DELTA DENTAL OF KANSAS	56.81
			7/12/13	DELTA DENTAL OF KANSAS	31.47
			7/26/13	DELTA DENTAL OF KANSAS	31.84
		GEARY COUNTY PUBLIC WORKS	7/15/13	WATER-UNLEADED	401.18
			7/15/13	WATER-SURCHARGE 131.10GAL@	6.56

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		HD SUPPLY WATERWORKS, LTD	7/29/13	6 1" SR2 METERS (197.19)	1,183.14
			7/29/13	6 1" SR2 METERS FREIGHT	50.00
		SECURITY SOLUTIONS INC	7/24/13	ALARM WUPD 2307 N JACKSON	35.00
			7/24/13	ALARM CITY CLERK OFC.(CS d	18.00
		KEY OFFICE EQUIPMENT	7/24/13	RIBBON FOR CASHIER REGISTE	66.82
		KDHE-BUREAU OF ENVIRON	7/08/13	LOAN PAYMENT	17,811.85
			7/08/13	LOAN PAYMENT	7,976.23
			7/08/13	LOAN PAYMENT	680.91
			7/08/13	LOAN PAYMENT	4,708.47
			7/08/13	LOAN PAYMENT	4,016.36
			7/08/13	LOAN PAYMENT	405.11
		BRINKS INCORPORATED	7/24/13	WATER-JUNE 2013	192.84
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	52.38
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	485.24
			7/26/13	KPERS #1	510.17
			7/12/13	KPERS #2	344.62
			7/26/13	KPERS #2	344.32
		INCODE	8/01/13	Web - Utilities Inquiry -	106.68
		THE PRINTERY	7/29/13	WATER-WINDOW ENV. W/IMPRIN	494.50
		CARD CENTER	6/30/13	Address Certification Soft	105.50
			7/11/13	WATERS-DOOR STOPS	66.91
			7/11/13	WATERS-DUSTER	47.92
			7/11/13	CM-WATERS-DOOR STOPS	66.91-
			7/11/13	WALMART-DOOR STOPS	49.70
			7/11/13	WALMART-COOLERS	37.76
			7/11/13	DOLLAR GENERAL-WITEOUT	3.75
			7/11/13	WALMART-DRILL/KIT	88.88
			7/11/13	WATERS-TILE SCRAPER	38.99
		CINTAS #451	7/12/13	SCRAPER/BROWN MAT	30.07
			7/12/13	UNIFORMS-LANGDON, KENNY	10.74
			7/24/13	SCRAPER/BROWN MAT	55.49
			7/24/13	UNIFORMS-LANGDON, KENNY	10.74
			7/24/13	SCRAPER/BROWN MAT	34.58
			7/24/13	UNIFORMS-LANGDON, KENNY	10.74
			7/29/13	SCRAPER/BROWN MAT	55.49
			7/29/13	UNIFORMS-LANGDON, KENNY	10.74_
				TOTAL:	43,367.32
SEWER DISTRIBUTION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	343.64
			7/26/13	SOCIAL SECURITY WITHHOLDIN	321.06
			7/12/13	MEDICARE WITHHOLDING	80.38
			7/26/13	MEDICARE WITHHOLDING	75.06
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	386.58
			7/26/13	PHS EMPLOYEE	386.56
			7/12/13	PHS EMP/SPOUSE	29.07
			7/26/13	PHS EMP/SPOUSE	29.07
		CENTURY UNITED COMPANIES, INC	7/08/13	Copier - PW	17.50
			7/22/13	Copier - PW	7.50
			7/22/13	Copier - PW Overage Charge	1.96
		BARNES DISTRIBUTION	6/26/13	BATTERIES AND CHARGER	102.43
			6/28/13	FLEET PIECES-BTS,WASH,SCR,	109.34
			7/12/13	FLT STK PIECES-WSHR,SCR,DI	17.10
		CENTRAL POWER SYSTEMS & SERVICES	7/25/13	STOCK FILTERS	69.37
		KEY EQUIPMENT	7/10/13	BALL VALVE FOR SEWER UNIT	996.05
			7/16/13	SEWER CAMERA	9,997.30
		MOTION INDUSTRIES INC	7/18/13	HYDR.HOSE ENDS	1.67

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/23/13	FLT PIECES-HS END,FIT,COUP	34.03
			7/23/13	HYD HOSE END-COUPLING	9.76
			7/26/13	STOCK HYD. HOSE ENDS	24.57
		CROSS-MIDWEST TIRE	7/17/13	TIRES FOR PW	210.17
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	37.53
			7/26/13	DELTA DENTAL OF KANSAS	37.21
			7/12/13	DELTA DENTAL OF KANSAS	16.41
			7/26/13	DELTA DENTAL OF KANSAS	16.41
		GEARY COUNTY PUBLIC WORKS	7/09/13	SEWER MAINT-UNLEADED	427.79
			7/09/13	SEWER-MAINT-DIESEL	292.15
			7/09/13	FUEL SURCHARGE	11.43
			7/09/13	CARD	0.00
		KANSAS GAS SERVICE	7/24/13	2324 N JACKSON-JUNE 2013	22.30
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	28.11
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	62.73
			7/26/13	KPERS #1	61.21
			7/12/13	KPERS #2	392.83
			7/26/13	KPERS #2	350.83
		CARD CENTER	7/12/13	STAPLES-4-TIER LIT HOLDER	62.45
			7/12/13	GLOVES-ALL	11.48
			7/17/13	WALMART-DPW CLEANING PRODU	44.76
			7/17/13	WALMART-DPW YARD LANDSCAPI	24.08
			7/17/13	WALMART-DPW YARD LANDSCAPI	5.84
			7/17/13	SUBWAY-APWA PW WEBINAR	5.16
			7/17/13	OREAD-TAX CREDIT APWA CONF	4.87-
			7/17/13	SUBWAY- LUNCH	5.16
			7/17/13	WALMART-BATTERIES	6.99
			7/12/13	OFFICE SUPPLIES	6.44
		CINTAS #451	7/05/13	WKLY TOWELS	7.72
			7/12/13	WKLY MATS	7.72
			7/19/13	WKLY MATS	7.09
			7/26/13	WKLY MATS	7.15_
				TOTAL:	15,204.28
SEWER ADMINISTRATION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	588.80
			7/26/13	SOCIAL SECURITY WITHHOLDIN	596.40
			7/12/13	MEDICARE WITHHOLDING	137.68
			7/26/13	MEDICARE WITHHOLDING	139.49
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	353.79
			7/26/13	PHS EMPLOYEE	353.79
			7/12/13	PHS EMP/SPOUSE	46.39
			7/26/13	PHS EMP/SPOUSE	46.39
			7/12/13	PHS FAMILY	54.12
			7/26/13	PHS FAMILY	54.12
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	70.86
			7/26/13	DELTA DENTAL OF KANSAS	71.18
			7/12/13	DELTA DENTAL OF KANSAS	21.21
			7/26/13	DELTA DENTAL OF KANSAS	21.20
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	50.89
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	414.64
			7/26/13	KPERS #1	439.50
			7/12/13	KPERS #2	408.83
			7/26/13	KPERS #2	396.18
		INCODE	8/01/13	Web - Utilities Inquiry -	106.66
		THE PRINTERY	7/29/13	SEWER-WINDOW ENV. W/IMPRIN	494.50_
				TOTAL:	4,866.62

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
WASTEWATER PLANTS	WATER & SEWER FUND DS&O RURAL ELECTRIC		7/24/13	SEWER LIFT	38.58
			7/24/13	BROOKEBEND LIFT STATION	77.04
			7/24/13	LIFT STATION- HILLTOP #5	94.40
			7/24/13	2542/2548 JAGER DR SWR LIF	66.53
			7/24/13	2326/2321 OSPREY SWR LIFT	51.41
			7/24/13	2515 WILMA-OLIVIA FARMS-LI	77.86
		F & R SERVICES	7/29/13	EASH ASH ST LIFT STATION	52.50
			7/29/13	SWWWT PLANT	325.00
			7/29/13	EWWT PLANT	425.00
		VEOLIA WATER NORTH AMERICA	7/08/13	WASTEWATER UTILITY	106,991.44
			7/08/13	WW MONTHLY R & M FEE	41,412.67_
				TOTAL:	149,612.43
NON-DEPARTMENTAL	STORM WATER	LOYAL AMERICAN LIFE INSURANCE COMPANY	7/12/13	CANCER PLAN	4.27
			7/26/13	CANCER PLAN	4.27
		INTERNAL REVENUE SERVICE	7/12/13	FEDERAL WITHHOLDING	219.31
			7/26/13	FEDERAL WITHHOLDING	251.96
			7/12/13	SOCIAL SECURITY WITHHOLDIN	120.25
			7/26/13	SOCIAL SECURITY WITHHOLDIN	136.14
			7/12/13	MEDICARE WITHHOLDING	28.13
			7/26/13	MEDICARE WITHHOLDING	31.84
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/13	ING	25.00
			7/26/13	ING	25.00
		AMERICAN UNITED LIFE INSURANCE COMPANY	7/12/13	AMERICAN UNITED LIFE	0.45
			7/26/13	AMERICAN UNITED LIFE	0.45
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	48.34
			7/26/13	PHS EMPLOYEE	48.34
		CITY OF JUNCTION CITY	7/12/13	TELEPHONE REIMBURSEMENT	6.62
			7/26/13	TELEPHONE REIMBURSEMENT	6.62
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	5.34
			7/26/13	DELTA DENTAL OF KANSAS	5.34
		KANSAS DEPT OF REVENUE	7/12/13	STATE WITHHOLDING	68.13
			7/26/13	STATE WITHHOLDING	78.18
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	31.41
			7/26/13	KPERS #1	41.66
			7/12/13	KPERS #2	73.22
			7/26/13	KPERS #2	73.22
		CITY OF JC FLEX SPENDING ACCT 1074334	7/12/13	FLEX SPENDING-1074334	5.21
			7/26/13	FLEX SPENDING-1074334	5.21
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	7/12/13	AFLAC BEFORE TAX	7.25
			7/26/13	AFLAC BEFORE TAX	7.25
		ROLLING MEADOWS GOLF COURSE	7/12/13	ROLLING MEADOWS GOLF COURS	5.21
			7/26/13	ROLLING MEADOWS GOLF COURS	5.21
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/13	UNITED WAY	2.25
			7/26/13	UNITED WAY	2.25_
				TOTAL:	1,373.33
		STORM WATER MANAGEMENT	STORM WATER	INTERNAL REVENUE SERVICE	7/12/13
	7/26/13			SOCIAL SECURITY WITHHOLDIN	136.09
	7/12/13			MEDICARE WITHHOLDING	28.11
	7/26/13			MEDICARE WITHHOLDING	31.83
COVENTRY HEALTH SYSTEMS	7/12/13			PHS EMPLOYEE	193.26
	7/26/13			PHS EMPLOYEE	193.26
DELTA DENTAL (PAYROLL)	7/12/13			DELTA DENTAL OF KANSAS	10.80
	7/26/13			DELTA DENTAL OF KANSAS	10.80
	7/12/13			DELTA DENTAL OF KANSAS	8.19

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/26/13	DELTA DENTAL OF KANSAS	8.19
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSURANCE	11.51
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	69.01
			7/26/13	KPERS #1	91.53
			7/12/13	KPERS #2	107.27
			7/26/13	KPERS #2	107.27
		KAW VALLEY ENGINEERING, INC	7/29/13	OXBOW DESIGN-PS	17,950.00_
				TOTAL:	19,077.35
LIBRARY	LIBRARY FUND	DOROTHY BRAMLAGE LIBRARY	7/10/13	JUNE 2013 TAX DISTRIBUTION	269,938.65_
				TOTAL:	269,938.65
SPECIAL HIGHWAY	SPECIAL HIGHWAY FU	FLINT HILLS REGIONAL COUNCIL, INC.	7/11/13	MEMBER ASSESSMENT	26,444.73_
				TOTAL:	26,444.73
NON-DEPARTMENTAL	SANITATION FUND	INTERNAL REVENUE SERVICE	7/12/13	FEDERAL WITHHOLDING	1,264.60
			7/26/13	FEDERAL WITHHOLDING	885.04
			7/12/13	SOCIAL SECURITY WITHHOLDIN	678.44
			7/26/13	SOCIAL SECURITY WITHHOLDIN	542.16
			7/12/13	MEDICARE WITHHOLDING	158.66
			7/26/13	MEDICARE WITHHOLDING	126.80
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/13	ING	103.21
			7/26/13	ING	103.21
		AMERICAN UNITED LIFE INSURANCE COMPANY	7/12/13	AMERICAN UNITED LIFE	18.87
			7/26/13	AMERICAN UNITED LIFE	18.87
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	170.11
			7/26/13	PHS EMPLOYEE	170.11
			7/12/13	PHS EMP/SPOUSE	65.10
			7/26/13	PHS EMP/SPOUSE	65.10
			7/12/13	PHS FAMILY	65.91
			7/26/13	PHS FAMILY	65.91
		CITY OF JUNCTION CITY	7/12/13	TELEPHONE REIMBURSEMENT	5.30
			7/26/13	TELEPHONE REIMBURSEMENT	5.30
		CITY OF JUNCTION CITY	7/12/13	CITY OF JUNCTION CITY -P&R	3.75
			7/26/13	CITY OF JUNCTION CITY -P&R	3.75
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	19.73
			7/26/13	DELTA DENTAL OF KANSAS	19.73
		KANSAS DEPT OF REVENUE	7/12/13	STATE WITHHOLDING	404.00
			7/26/13	STATE WITHHOLDING	296.62
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	28.95
			7/26/13	KPERS #1	28.84
			7/12/13	KPERS #2	619.81
			7/26/13	KPERS #2	489.12
		CITY OF JC FLEX SPENDING ACCT 1074334	7/12/13	FLEX SPENDING-1074334	15.62
			7/26/13	FLEX SPENDING-1074334	15.62
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	7/12/13	AFLAC	22.66
			7/26/13	AFLAC	22.66
			7/12/13	AFLAC BEFORE TAX	2.70
			7/26/13	AFLAC BEFORE TAX	2.70
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/13	UNITED WAY	3.55
			7/26/13	UNITED WAY	3.55_
				TOTAL:	6,516.06
SANITATION PICKUP	SANITATION FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	604.49
			7/26/13	SOCIAL SECURITY WITHHOLDIN	469.22
			7/12/13	MEDICARE WITHHOLDING	141.37

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/26/13	MEDICARE WITHHOLDING	109.74
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	657.18
			7/26/13	PHS EMPLOYEE	657.18
			7/12/13	PHS EMP/SPOUSE	38.66
			7/26/13	PHS EMP/SPOUSE	38.66
		CENTURY UNITED COMPANIES, INC	7/08/13	Copier - PW	17.50
			7/22/13	Copier - PW	7.50
			7/22/13	Copier - PW Overage Charge	1.96
		TRUCK COMPONENT SERVICES	6/17/13	LOWER LATCH FOR SANI CRT T	90.70
		ROBERTS TRUCK CENTER	7/09/13	SANI KIT AND MIRROR	347.72
		BARNES DISTRIBUTION	6/26/13	BATTERIES AND CHARGER	204.85
			6/28/13	FLEET PIECES-BTS,WASH,SCR,	218.70
			7/12/13	FLT STK PIECES-WSHR,SCR,DI	34.20
		CENTRAL POWER SYSTEMS & SERVICES	7/25/13	STOCK FILTERS	138.75
		MOTION INDUSTRIES INC	7/18/13	HYDR.HOSE ENDS	3.33
			7/23/13	FLT PIECES-HS END,FIT,COUP	68.05
			7/23/13	HYD HOSE END-COUPLING	19.54
			7/26/13	STOCK HYD. HOSE ENDS	49.13
		CROSS-MIDWEST TIRE	7/17/13	TIRES FOR PW	420.33
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	27.00
			7/26/13	DELTA DENTAL OF KANSAS	27.00
			7/12/13	DELTA DENTAL OF KANSAS	35.55
			7/26/13	DELTA DENTAL OF KANSAS	35.55
		GEARY COUNTY PUBLIC WORKS	7/09/13	SANITATION-UNLEADED	138.01
			7/09/13	SANITATION-DIESEL	4,131.33
			7/09/13	FUEL CHARGE	65.04
			7/09/13	CARDS	0.00
		KANSAS GAS SERVICE	7/24/13	2324 N JACKSON-JUNE 2013	22.33
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INUSRANCE	48.49
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #2	867.70
			7/26/13	KPERS #2	676.23
		NAPA AUTO PARTS OF J.C.	7/19/13	SANI CABIN FILTERS	46.95
			7/24/13	#578 OIL FILTER	4.19
			7/25/13	AIR FILTER FOR #578	14.37
		CARD CENTER	6/30/13	Fleet Software annual Main	1,517.40
			7/12/13	VINYL GLOVES	21.98
			7/12/13	GLOVES-ALL	22.97
			7/12/13	PAINT SUPPLIES	35.71
			7/17/13	SUBWAY-APWA PW WEBINAR	5.16
			7/17/13	OREAD-TAX CREDIT APWA CONF	4.87-
			7/17/13	SUBWAY- LUNCH	5.16
			7/17/13	WALMART-BATTERIES	6.99
			7/12/13	OFFICE SUPPLIES	12.88
		CINTAS #451	7/05/13	WKLY TOWELS	15.44
			7/19/13	WKLY MATS	14.19
			7/26/13	WKLY MATS	14.30_
				TOTAL:	12,145.81
SANITATION ADMINISTRAT	SANITATION FUND	INTERNAL REVENUE SERVICE	7/12/13	SOCIAL SECURITY WITHHOLDIN	73.91
			7/26/13	SOCIAL SECURITY WITHHOLDIN	72.93
			7/12/13	MEDICARE WITHHOLDING	17.28
			7/26/13	MEDICARE WITHHOLDING	17.06
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	23.20
			7/26/13	PHS EMPLOYEE	23.20
			7/12/13	PHS FAMILY	23.20
			7/26/13	PHS FAMILY	23.20

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	12.96
			7/26/13	DELTA DENTAL OF KANSAS	12.96
			7/12/13	DELTA DENTAL OF KANSAS	1.64
			7/26/13	DELTA DENTAL OF KANSAS	1.64
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INSURANCE	7.50
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	63.63
			7/26/13	KPERS #1	63.38
			7/12/13	KPERS #2	40.32
			7/26/13	KPERS #2	40.32
		INCODE	8/01/13	Web - Utilities Inquiry -	106.66
				TOTAL:	624.99
CAPITAL IMPROVEMENT	CAPITAL IMPROVEMEN	CARD CENTER	7/10/13	RE-SEED HERITAGE	82.98
			7/10/13	FERT NEW GRASS HEITAGE	143.98
			7/10/13	SEEDER RENTAL	126.88
			7/10/13	SEED HERITAGE PARK	105.99
			7/10/13	RETURN SEEDER	20.00
				TOTAL:	439.83
EMPLOYEE BENEFITS	EMPLOYEE BENEFITS	DELTA DENTAL (PREMIUMS)	7/11/13	PREMIUMS-JUNE 2013	826.12
				TOTAL:	826.12
SUNDOWN SALUTE	SUNDOWN SALUTE	SUNDOWN SALUTE INC	7/29/13	JULY 2013-WATER BILL DONAT	489.00
				TOTAL:	489.00
NON-DEPARTMENTAL	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	7/12/13	FEDERAL WITHHOLDING	424.96
			7/26/13	FEDERAL WITHHOLDING	326.20
			7/12/13	MEDICARE WITHHOLDING	36.98
			7/26/13	MEDICARE WITHHOLDING	32.29
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/13	ING	4.01
			7/26/13	ING	5.18
		AMERICAN UNITED LIFE INSURANCE COMPANY	7/12/13	AMERICAN UNITED LIFE	0.60
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	34.35
			7/26/13	PHS EMPLOYEE	38.66
		CITY OF JUNCTION CITY	7/12/13	CITY OF JUNCTION CITY -P&R	1.20
			7/26/13	CITY OF JUNCTION CITY -P&R	1.55
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	0.57
			7/26/13	DELTA DENTAL OF KANSAS	0.74
		JCPOA	7/12/13	JCPOA	18.84
			7/26/13	JCPOA	21.38
		KANSAS DEPT OF REVENUE	7/12/13	STATE WITHHOLDING	113.55
			7/26/13	STATE WITHHOLDING	96.43
		KANSAS PUBLIC EMPLOYEES	7/12/13	KP&F	181.07
			7/26/13	KP&F	162.17
		CITY OF JC FLEX SPENDING ACCT 1074334	7/12/13	FLEX SPENDING-1074334	1.60
			7/26/13	FLEX SPENDING-1074334	2.07
		POLICE & FIREMEN'S	7/12/13	POLICE & FIRE INSURANCE	1.36
			7/26/13	POLICE & FIRE INSURANCE	1.77
				TOTAL:	1,507.53
DRUG & ALCOHOL ABUSE	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	7/12/13	MEDICARE WITHHOLDING	36.98
			7/26/13	MEDICARE WITHHOLDING	32.29
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	137.39
			7/26/13	PHS EMPLOYEE	154.63
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	1.14
			7/26/13	DELTA DENTAL OF KANSAS	1.49



DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/13	DELTA DENTAL OF KANSAS	9.72
			7/26/13	DELTA DENTAL OF KANSAS	10.94
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INSURANCE	9.60
		KANSAS PUBLIC EMPLOYEES	7/12/13	KP&F	446.47
			7/26/13	KP&F	391.49_
				TOTAL:	1,232.14
NON-DEPARTMENTAL	SPECIAL LE TRUST F INTERNAL REVENUE SERVICE		7/12/13	FEDERAL WITHHOLDING	34.11
			7/26/13	FEDERAL WITHHOLDING	34.11
			7/12/13	SOCIAL SECURITY WITHHOLDIN	32.50
			7/26/13	SOCIAL SECURITY WITHHOLDIN	32.50
			7/12/13	MEDICARE WITHHOLDING	7.60
			7/26/13	MEDICARE WITHHOLDING	7.60
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/13	ING	25.00
			7/26/13	ING	25.00
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	19.33
			7/26/13	PHS EMPLOYEE	19.33
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	5.33
			7/26/13	DELTA DENTAL OF KANSAS	5.33
		KANSAS DEPT OF REVENUE	7/12/13	STATE WITHHOLDING	11.92
			7/26/13	STATE WITHHOLDING	11.92
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	22.29
			7/26/13	KPERS #1	22.29
		CITY OF JC FLEX SPENDING ACCT 1074334	7/12/13	FLEX SPENDING-1074334	8.34
			7/26/13	FLEX SPENDING-1074334	8.34_
				TOTAL:	332.84
SPECIAL LAW ENFORCEMEN	SPECIAL LE TRUST F INTERNAL REVENUE SERVICE		7/12/13	SOCIAL SECURITY WITHHOLDIN	32.50
			7/26/13	SOCIAL SECURITY WITHHOLDIN	32.50
			7/12/13	MEDICARE WITHHOLDING	7.60
			7/26/13	MEDICARE WITHHOLDING	7.60
		JENNIFER ARNESON, DVM	7/10/13	FIGO PILL WRAP / FOOD	22.12
		EDGAR, DAVID	7/24/13	MOVE VEHICLES	50.00
			7/26/13	RANGE - REBUILD BARRICADES	280.50
		COVENTRY HEALTH SYSTEMS	7/12/13	PHS EMPLOYEE	77.31
			7/26/13	PHS EMPLOYEE	77.31
		CENTURY LINK	7/22/13	N071602336 DTF PHONE SERVI	38.26
		SINGLETON INTERNATIONAL	7/29/13	MP5 & M4/AR15 INSTRUCT TRN	750.00-
			7/29/13	MP5 & M4/AR15 INSTRUCT TRN	750.00
		PIMA FEDERAL CREDIT UNION	7/29/13	SUBPOENA COMPLIANCE #13-06	149.50
		DELTA DENTAL (PAYROLL)	7/12/13	DELTA DENTAL OF KANSAS	10.80
			7/26/13	DELTA DENTAL OF KANSAS	10.80
		GEARY COUNTY PUBLIC WORKS	7/15/13	DTF FUEL JUNE 2013	478.31
		ADVANCE LIFE INSURANCE	7/12/13	ADVANCE LIFE INSURANCE	3.85
		KANSAS PUBLIC EMPLOYEES	7/12/13	KPERS #1	48.98
			7/26/13	KPERS #1	48.98
		MICHAEL LIFE	7/23/13	DTF BUY MONEY	1,000.00
		CARD CENTER	7/17/13	QUALIFICATION TARGETS-RANG	285.34
			7/17/13	COMMAND ARMS-MP5 RAIL	499.98
			7/17/13	QUANTICO-RIFLE CASE,LADDER	174.06
			7/17/13	372718 ORAP-IGN COIL/PLUG#	58.09_
				TOTAL:	3,394.39
NATIONAL NIGHT OUT	LAW ENFORCEMENT TR CARD CENTER		7/17/13	WATERS-INFLATABLES-BLOCK P	337.50_
				TOTAL:	337.50

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
LAW ENFORCEMENT TRAIN	LAW ENFORCEMENT TR	CARD CENTER	7/17/13	NRA-PATROL RIFLE INSTR #12	525.00
			7/17/13	BURGERKNG-SNIPER SCHOOL#86	15.17
			7/17/13	TACOBELL-SNIPER SCHOOL#86,	14.20
			7/17/13	HYVEE-SNIPER SCHOOL #86,75	41.76
			7/17/13	PIZZAHUT-SNIPER SCHOOL#86,	13.22
			7/17/13	SUBWAY-SNIPER SCHOOL #86,7	14.90
			7/17/13	PIZZAHUT-SNIPER SCHOOL#86,	18.62
			7/17/13	MCDONALD-SNIPER SCHOOL#86,	12.62
			7/17/13	FAIRFIELD-SNIPER SCHOOL #8	474.99
			7/17/13	EXPRESS INN-RIFLE INST TRNG	290.00
			7/17/13	SUNFLOWER-GLOCK INSTR TRN#	199.96
			7/17/13	EXPEDIA-KSJOA CONF #153,76	427.12_
				TOTAL:	2,047.56

===== FUND TOTALS =====

01	GENERAL FUND	988,224.10
02	GRANTS	20,762.74
10	SPIN CITY	4,420.21
12	BOND & INTEREST	1,180,841.34
15	WATER & SEWER FUND	383,722.86
18	STORM WATER	20,450.68
20	LIBRARY FUND	269,938.65
22	SPECIAL HIGHWAY FUND	26,444.73
23	SANITATION FUND	19,286.86
25	CAPITAL IMPROVEMENT FUND	439.83
35	EMPLOYEE BENEFITS FUND	826.12
46	SUNDOWN SALUTE	489.00
47	DRUG & ALCOHOL ABUSE FUND	2,739.67
50	SPECIAL LE TRUST FUND	3,727.23
54	LAW ENFORCEMENT TRAINING	2,385.06

-----  
 GRAND TOTAL: 2,924,699.08  
 -----

TOTAL PAGES: 32

## SELECTION CRITERIA

-----  
SELECTION OPTIONS

VENDOR SET: 01-CITY OF JUNCTION CITY, KS  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 0/00/0000 THRU 99/99/9999  
ITEM AMOUNT: 9,999,999.00CR THRU 9,999,999.00  
GL POST DATE: 0/00/0000 THRU 99/99/9999  
CHECK DATE: 7/09/2013 THRU 7/29/2013

-----  
PAYROLL SELECTION

PAYROLL EXPENSES: NO  
CHECK DATE: 0/00/0000 THRU 99/99/9999

-----  
PRINT OPTIONS

PRINT DATE: GL Post Date  
SEQUENCE: By Department  
DESCRIPTION: Distribution  
GL ACCTS: NO  
REPORT TITLE: APPROPRIATIONS---JUL 9-JUL 29 2013-CS  
SIGNATURE LINES: 0

-----  
PACKET OPTIONS

INCLUDE REFUNDS: YES  
INCLUDE OPEN ITEM:NO

**Backup material for agenda item:**

- b. Consideration of City Commission Meeting Minutes for July 16, 2013 and Special City Commission Meeting Minutes for July 19, 2013 and July 23, 2013.

**CITY COMMISSION MINUTES**

July 16, 2013

7:00p.m.

**CALL TO ORDER**

The regular meeting of the Junction City Commission was held on Tuesday, July 16, 2013 with Vice Mayor Pat Landes presiding.

The following members of the Commission were present: Pat Landes, Mick McCallister, Mike Ryan, and Jim Sands. Staff present was: Interim City Manager Beatty, City Attorney Logan, and City Clerk Ficken.

**PUBLIC COMMENT**

Raymond Felix of 1217 Bluestem requested that the City Commission accept the donation of a quarantine wall at the animal shelter building. He requested that their organization be allowed to collect donations at intersections, but he was informed that that practice is no longer allowed. Chief Brown stated that the practice could be allowed by permit, but he believes the practice is dangerous to individuals and the public. Interim City Manager Beatty stated that the donation could be accepted as the first item on new business.

Mr. Gerloff expressed his concern regarding the purchase of new golf carts at Rolling Meadows.

Mr. Williams is concerned about his children given the outcome of the George Zimmerman trial. He requested to have an open forum to discuss the issues and listen to the youth of the community. Interim City Manager Beatty will make arrangements for the forum.

Deb Johnston of 1320 McFarland stated that she objects to R-2732. She stated that she is concerned about the cost, and she doesn't like being viewed as polluters of the environment. She provided a petition from the homeowners.

Christie Will Height of 1313 McFarland stated that R-2732 will be financially crippling to residents, and it will be difficult to sell the property; funds need to be found in the budget to pay for the project.

Pat Hunter asked what problem it is that the City is trying to solve with the proposed sewer line. She stated that if the developer needs the line then the developer should pay for it.

Alan Bontrager of 1505 McFarland stated that septic tanks work, and the health department can make corrections; let the developer build and move ahead.

Ralph Langrin stated that the City should provide the sewer, and give the option of what pump to purchase.

## **CONSENT AGENDA**

Consideration of Appropriation Ordinance A-14 dated June 26th to July 8th 2013 in the amount of \$613,594.66. Commissioner Sands moved, seconded by Commissioner McCallister to approve the consent agenda. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of City Commission Minutes for 7-2-2013. Commissioner Sands moved, seconded by Commissioner McCallister to approve the consent agenda. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Approval of assessment lists to be sent to Geary County for 2012 tax roll billing. Commissioner Sands moved, seconded by Commissioner McCallister to approve the consent agenda. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

## **NEW BUSINESS**

Commissioner Sands moved, seconded by Commissioner McCallister to accept the in kind gift of labor and materials subject to City Code for the animal shelter quarantine wall. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of G-1129 amending Battery and adopting a Domestic Battery Ordinance. Commissioner Sands commented that this change is a good move. Commissioner Sands moved, seconded by Commissioner McCallister to approve Ordinance G-1129. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of G-1130 Adoption of Amended Sections to Title IV Sex Offenses. Commissioner Sands moved, seconded by Commissioner McCallister to approve Ordinance G-1130. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of award of bid for HVAC replacement at Fire Station 1. Commissioner Sands asked if the company was local. Chief Rook stated that the winning bid was from a local company. Commissioner Sands asked how long the item would take to install. Chief Rook said it would take 4-6 weeks. Commissioner Landes asked if the units would be replaced with the same type that is currently installed. Chief Rook stated that the winning meets the requirements in the bid specifications. Commissioner McCallister if the duct work would be included in the cost for approval. Chief Rook stated that the duct work is included in that cost. Interim City Manager Beatty stated that this item was not budgeted for, and the cost would need to come from the budgeted reserve.

Commissioner Sands moved, seconded by Commissioner Ryan to approve the bid for the HVAC replacement at Fire Station #1 in the amount of \$37,750. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of the Wavier of the Installation of Sidewalks on Golden Belt Blvd. as part of the Dick Edwards Development. Commissioner McCallister moved, seconded by Commissioner Sands to table the item until the next meeting. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of R-2732 creating a wastewater Special Improvement District. Commissioner McCallister stated that he has struggled greatly with this item; he stated that he is not prepared to approve this item, and more information is needed. Commissioner Ryan stated that the systems are working now. Commissioner Sands stated that the developer could place septic systems if the size of the property is large enough; there is no problem with functioning septic tanks. Commissioner Landes stated that there has been a history of spotty services upon annexation, and the citizens are not asking for this. Also, the lines would need to be put through rock; the MPC may need to re-think on-site septic. Planning and Zoning Director Yearout stated that many of the systems are tanks, but he recommends on-site treatment processes similar to the type Pat Hunter purchased. Planning and Zoning Administrator Yearout stated that the low pressure system was presented to the Commission because it was the most affordable option. Commissioner Landes stated that the residents shouldn't ask for installation of a sewer line in the future.

Discussion on the AUSA trip. Commissioner Landes stated that Mayor Aska has requested to attend the AUSA convention, and Commissioner Ryan has not attended previously. Commissioner McCallister stated that he may attend next year. Commissioner Landes stated that the last trip was fruitful; the fire tuck grant was funded for example.

### **COMMISSIONER COMMENTS**

Commissioner McCallister stated that the McFarland decision was tough, and he was told that he was going to lose some friends over this issue, but he said that is not the case because if it were true those people were not friends in the first place. Too much trash was left behind after 4<sup>th</sup> of July festivities, and he would like to see policy changes to limit locations on fireworks. Interim City Manager Beatty stated that the City has experienced a lot of trash in public parking lots. Commissioner McCallister stated that citizens and staff need to work to save every dime with energy conservation. Taxes can be lowered if people stop wasting water and energy.

Commissioner Sands reminded the Community of CVB events and the Free Fair, Float Your Boat, and Milford Lake restrictions have been lifted. Commissioner Sands stated that he was sad to hear that Gilbert Hammond had passed away.

Commissioner Ryan stated that he appreciated the input from the audience, and it was regrettable that the discussion was heated.

Commissioner Landes stated that the AmeriCorps group has finished their work at the park this year, and thanked them. He encouraged people to use the trail.

### **STAFF COMMENTS**

Chief Brown stated that service K-9 Figo passed away, and a ceremony will be held at the police station August 9<sup>th</sup>.

### **ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner Ryan to adjourn at 8:50 p.m. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 6TH DAY OF AUGUST AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JULY 16, 2013.

---

Tyler Ficken, City Clerk

Cecil Aska, Mayor



## **SPECIAL COMMISSION MEETING MINUTES**

July 19, 2013

7:00 p.m.

### **7:00 P.M. CALL TO ORDER**

The City Commission held a Special Commission meeting to discuss issues concerning the youth in the community. The topics of curfew, loud music, and youth activities were discussed. Chief Brown read the Kansas law regarding stand your ground. The group discussed the merit of extending D.A.R.E. type programs beyond the sixth grade.

### **ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner McCallister to adjourn. Ayes: Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 6TH DAY OF AUGUST AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JULY 19, 2013.

---

Tyler Ficken, City Clerk

Cecil Aska, Mayor

## **SPECIAL COMMISSION MEETING MINUTES**

July 23, 2013

5:30 p.m.

### **5:30 P.M. CALL TO ORDER**

Consideration and Recommendation for the Award of Bid Freeman Field Runaway Lighting and Precision Approach Path Indicator Systems. Assistant City Engineer Finger stated that the current vault for the Precision Approach Path Indicator System (PAPI) is not adequate, and with the item was added as an additional option. Assistant City Engineer Finger stated that the engineer estimate was \$295,000, and the low bid was \$251,452.95 to Atlas Electric, L.L.C. (Wichita, KS). Commissioner McCallister asked why this work needs to be done. Assistant City Engineer Finger stated that the current lights are sunken into the ground and/or damaged; the improvements would include LED lighting which would decrease energy costs. Commissioner McCallister asked how often night landings occur. Mayor Aska stated that he can attest to night landings since he can see them from his house. Commissioner Ryan stated that he is aware some night landings are necessary for baby incubation flights. Assistant City Engineer Finger added that the funding for the improvements is a 90%/10% split with the FAA. Interim City Manager Beatty stated that the project is planned for in the Airport Master Plan. Commissioner Ryan moved, seconded by Commissioner McCallister to approve award of bid to Atlas Electric L.L.C. in the amount of \$251,452.95. Ayes: Aska, McCallister, Ryan, Sands. Nays: none. Motion carried.

### **ADJOURNMENT**

Commissioner McCallister moved, seconded by Commissioner Ryan to adjourn. Ayes: Aska, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 6TH DAY OF AUGUST AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JULY 23, 2013.

---

Tyler Ficken, City Clerk

Cecil Aska, Mayor

**Backup material for agenda item:**

- c. Consideration of ambulance contractual obligation adjustments and bad debt adjustments (June 2013).

# City of Junction City

## City Commission

### Agenda Memo

July 29, 2013

**From:** Kevin D. Royse, Fire Chief  
**To:** City Commission and City Manager  
**Subject:** **June 2013 Ambulance Adjustments**

---

**Objective:** Approval of ambulance contractual obligation adjustments and bad debt adjustments.

**Explanation of Issue:** Contractual obligations are required write-off adjustments by contractual insurance providers such as Medicare, Medicaid, Blue Cross, etc. Bad debt adjustments are accounts in which we have exhausted billing efforts to collect. After the bad debt adjustments, these accounts are forwarded to a collection agency and the Kansas Setoff Program.

**Budget Impact:**

Contractual Obligation Adjustment	\$ 20,736.65
Bad Debt Adjustment	\$ 32,977.76

**Alternatives:** It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Approve ambulance contractual obligation and bad debt adjustments in the amounts listed.
2. Disapprove ambulance contractual obligation and bad debt adjustments in the amounts listed.
3. Modify the proposal...
4. Table the request.

**Recommendation:** Staff recommends approval of adjustments as listed

**Enclosures:**

**Backup material for agenda item:**

- a. Certificate of Appreciation recognizing Larry Biggs, Public Works Street & Traffic Supervisor, for years of service with the City

# City of Junction City

## City Commission

### Agenda Memo

August 6, 2013

**From:** Gregory S. McCaffery, Municipal Services Director  
**To:** City Commission and Cheryl Beatty, Interim City Manager  
**Subject:** **Certificate of Appreciation - Honoring Larry Biggs, Streets & Traffic Supervisor, On His Retirement and 17 Years of Service with the City of Junction City**

---

**Objective:** Certificate of Appreciation – honoring Larry Biggs, Streets & Traffic Supervisor, on his retirement and 17 years of service with the City of Junction City

**Explanation of Issue:** As many know Larry Biggs, Streets & Traffic Supervisor, Department of Public Works (DPW), recently retired after 17 plus years with the City of Junction City. Mr. Biggs began his career with the City as a General Laborer within the Sanitation Division, after having spent 12 years within the private sector as a truck driver, carpenter and general laborer. During his years with the City, Mr. Biggs has seen the City undergo many changes, including the City streets network expand from 90 to 135 miles of streets, through much growth and development changes.

Mr. Biggs began his career with the City in January of 1995, and has held the positions of General Laborer, Truck Driver, Equipment Operator, Sanitation Foreman and Streets & Traffic Supervisor. He was retained by Veolia Water during the Public Works transitional years, and again by the City, when the City completed the assumption of the core public works operations. As Supervisor, Mr. Biggs was responsible for the oversight of the operations & maintenance of 135 miles of City streets, 4,200 signs, 300 street lights and 18 traffic signals, as part of the City's Streets & Traffic Control Network.

Mr. Biggs during his career unselfishly, worked numerous winter storms, holidays and weekends in order to ensure the City's streets were well maintained and safe for travel during his tenure with the City, and often under very difficult conditions, be it financial or equipment & staffing limitations. His abilities to teach others on "The Right Way" in repairing and maintaining our streets, be it pothole patching, snow plowing, asphalt & concrete repairs, alley grading, etc., will all be truly missed by the DPW and the City. There likely is not a street within the City in which Mr. Biggs has not completed some type of repair during his career.

We wish to congratulate Larry Biggs on his retirement and successful career in providing outstanding quality service to the citizens of, and the City of, Junction City.

**Enclosures:** Certificate of Appreciation – Larry Biggs Retirement



## **CITY OF JUNCTION CITY**

### **CERTIFICATE OF APPRECIATION**

**CONGRATULATING  
LARRY BIGGS, STREETS & TRAFFIC SUPERVISOR  
DEPARTMENT OF PUBLIC WORKS  
ON HIS RETIREMENT  
FROM THE CITY OF JUNCTION CITY**

***WHEREAS, Larry Biggs, began his career with the City of Junction City on January 17, 1995 as a Laborer within the City Sanitation Division and the City had 90 miles of Streets in which to maintain;***

***WHEREAS, Mr. Biggs worked his way through various positions of General Laborer, Truck Driver, Equipment Operator, and Sanitation Foreman within the City for a period of over 17 plus years;***

***WHEREAS, Mr. Biggs continued to work for the City through the Veolia Water years of Public Works as an Equipment Operator in maintaining the City Streets;***

***WHEREAS, in June 2012 Mr. Biggs began the task of oversight of the all operations & maintenance of the City Street network, having been retained by the City as the City's Streets & Traffic Supervisor with oversight of 135 miles of Streets, 4,200 signs, 300 street lights and 18 traffic signals;***

***WHEREAS, Mr. Biggs has unselfishly worked during numerous winters, holidays and weekends in order to ensure the City's Streets were well maintained and safe for travel during his tenure with the City;***

***NOW, THEREFORE, be it resolved that on this occasion, the City of Junction City, in the State of Kansas, would like to honor and thank Mr. Larry Biggs, Street & Traffic Supervisor for his many years of service to the citizens of Junction City in servicing within the City's Department of Public Works.***

***Given under my hand and Seal of the City of Junction City, State of Kansas, this 6<sup>th</sup> Day of August, 2013.***

---

**Mayor, Cecil Aska**

**Backup material for agenda item:**

- b. Certificate of Appreciation to Geoff Lewis, Lead Mechanic of the Junction City Public Works Department presentation by Battalion Chief Rook



**City of Junction City**  
**City Commission - Agenda Memo**

July 30, 2013

**From:** Richard P. Rook, Battalion Chief  
**To:** City Commission and City Manager  
**Subject:** Special Presentation - Certificate of Appreciation by the Junction City Fire Department

---

**Objective:** The Junction City Fire Department wishes to recognize Geoff Lewis, Lead Mechanic for his outstanding service.

**Explanation of Issue:** During the past several months as the Public Works Division has overseen the takeover of fleet maintenance of all fire department vehicles, Geoff Lewis has gone above and beyond. In the past several months the Fire Department fleet has sustained unprecedented mechanical issues to which Geoff has been instrumental in keeping our fleet available for calls for emergency service and we want to offer our sincere appreciation.

**Budget Impact:** This presentation has no budget impact.

**Recommendation:** Staff recommends the special presentation of a Certificate of Appreciation to Geoff Lewis, Lead Mechanic for his outstanding service.

**Enclosures:** Certificate of Appreciation from the Junction City Fire Department to Geoff Lewis.

**Backup material for agenda item:**

- a. Consideration of the Final Plat of the Alexander Addition, creating 2 new lots on the north side of McFarland Road.

# City of Junction City

## City Commission

### Agenda Memo

August 6, 2013

**From:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**To:** City Commission & Cheryl Beatty, Interim City Manager

**Subject:** Case No. FP-07-01-12, Final Plat – Alexander Addition

**Issue:** Consideration of the Final Plat of the Alexander Addition to the City of Junction City, Kansas.

**Explanation of Issue:** This is the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, seeing approval of the final plat of the Alexander Addition to the City of Junction City, Kansas. This plat would create two new lots along the north side of McFarland Road, which will have access to McFarland Road from an existing entrance. Water service exists along McFarland Road and would be provided. Sanitary sewer service is not available and, based on the recent decision by the City Commission, will not be extended unless other action is taken.

The Metropolitan Planning Commission first considered this request at its July 12, 2012, meeting which proposed creation of 5 lots. The case was continued until more information was presented on the manner in which the infrastructure would be provided for the lots being created. The case was continued again at the August, 2012 meeting. At the September 20, 2012, meeting, a revised final plat creating only the two lots along McFarland Road was recommended for approval by unanimous vote of the members present of the Metropolitan Planning Commission, subject to the lots being served by connection to the sanitary sewer system of the City and that no new on-site wastewater treatment systems in this area be permitted.

Over the intervening months, the City staff has explored and presented considerable information regarding the extension of sanitary sewer service along McFarland Road to serve not only this new development, but to also extend sanitary sewer mains capable of providing service to the numerous existing homes along this route...most with old septic tanks and lateral field systems. The most recent home constructed in this area, the home at 1520 McFarland Road owned by Patricia Hunter, installed an advanced, on-site wastewater treatment system that will most likely be required by all existing homes when the current systems are required to be replaced unless the sanitary sewer mains are extended.

As the Commission will recall, at the July 16, 2013, City Commission meeting, the resolution that would have started the process to extend the sanitary sewer service to this property, as well as the other homes along McFarland Road, was not acted upon; effectively stopping the extension of sanitary sewer service. Therefore, the condition recommended by the Metropolitan Planning Commission that sanitary sewer service to this plat be provided is not being met.

Additionally, the City incurred a total of \$10,679.50 in preliminary engineering costs associated preparation for informed discussion on the potential to extend sanitary sewer service to the McFarland Road area. By ordinance, and consistent with the state statutes governing these matters, the preliminary engineering costs are the responsibility of the Developer. The City will pay the bills to Kaw Valley Engineering for this amount. However, it is the position of the City, as outlined by the City Attorney, that those costs are to be paid back to the City by the Developer before any other permits or actions relative to this property are to be approved. This includes building permits, rezoning and/or replatting applications.

**Staff Recommendation:** Deny the Final Plat of the Alexander Addition as presented because no provisions have been presented to extend sanitary sewer service to this property.

**Alternatives:** In the event the developer presents financial guarantees to extend the sanitary sewer mains to this property as his sole expense, recognizing the mains become part of the “public system” and others may connect with no requirement to reimburse the developer of any costs, the City Commission may approve the plat as presented, thereby accepting the dedications and easements as shown. Such action should authorize the Mayor and City Clerk to execute the necessary Development Agreement providing such financial guarantee and sign the Final Plat of the Alexander Addition.

Another alternative would be to consider the plat as presented, but only after the minimum requirement for an on-site wastewater treatment system as presently outlined in the City Code has been modified. Specifically, Section 705.060 states:

- A. Where a public sanitary or combined sewer is not available under the provisions of Section 705.050, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this Article.
- B. Before commencement of construction of a private sewage disposal system, the owner shall first (1st) obtain a written permit signed by the Public Works Director. The application for such permit shall be made on a form furnished by the City, which the applicant shall supplement by any plans, specifications, and other information as are deemed necessary by the Public Works Director. A permit and inspection fee of one hundred dollars (\$100.00) shall be paid to the City at the time the application is filed.
- C. A permit for private sewage disposal system shall not become effective until the installation is completed to the satisfaction of the Public Works Director or duly appointed representative. He/she shall be allowed to inspect the work at any stage of construction and, in any event, the applicant for the permit shall notify the Public Works Director when the work is ready for final inspection, and before any underground portions are covered. The inspection shall be made within twenty-four (24) hours of the receipt of notice by the Public Works Director.
- D. The type, capacities, location and layout of a private sewage disposal system shall comply with all recommendations of the Department of Public Health and Environment of the State of Kansas. No permit shall be issued for any private sewage disposal system employing subsurface soil absorption facilities where the area of the lot is less than ninety thousand (90,000) square feet. No septic tank or cesspool shall be permitted to discharge to any natural outlet.
- E. At such time as a public sewer becomes reasonably available to a property served by a private sewage disposal system, as provided in Subsection (D) above, a direct connection shall be made to the public sewer within one hundred twenty (120) days of availability and in compliance with this Article; and any septic tanks, cesspools, and similar private sewage disposal facilities shall be abandoned and filled with suitable material as per Plumbing Code, APWA Uniform Standards and AWWA Manual M14, current edition.
- F. The owner shall operate and maintain the private sewage disposal facilities in a sanitary manner at all times, at no expense to the City.
- G. No statement contained in this Article shall be construed to interfere with any additional requirements that may be imposed by the Health Officer.

As noted in (D) above, the minimum lot size for an on-site system is 90,000 square feet. Neither of the lots in the proposed Alexander Addition provides that area. If the City Commission wishes to allow the project to proceed with an on-site wastewater system, an amendment to the above Code provisions will need to be completed to permit the plat as presented to move forward without modifications.

If this is the direction desired, this case will need to be continued until the Code amendments are completed.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moved that the Final Plat of the Alexander Addition to the City of Junction City, Geary County, Kansas, be denied for the reasons stated.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:**

Copy of Minutes of the July 12 and September 20, 2012, meetings.  
Copy of Staff Report  
Copy of Proposed Alexander Addition Plat



**JUNCTION CITY/GEARY COUNTY  
METROPOLITAN PLANNING COMMISSION  
BOARD OF ZONING APPEALS**



**STAFF REPORT**

July 9, 2012

**TO:** Metropolitan Planning Commission / Board of Zoning Appeals

**FM:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**SUBJECT:** FP-07-01-12 – Request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road.

---

This is the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road on the former Dorothy Johnson property. This property contains approximately 6.5 acres of land and an existing home along the north side of the property. The existing home is accessed by way of a “travel easement” along the two properties west of the Rob’s Way plat that were parceled off this tract many years ago prior to annexation by the City of Junction City.

This plat was included in a Plat Review Committee meeting on July 2, 2012. A copy of the notes from that meeting is attached. In short, there are several issues that need to be clarified before any final consideration is given to the approval of a final plat. In particular, as noted in the memo, the issues on this plat are:

1. Two issues concerning access to public streets with this proposal. The first is the proposed extension of Alexander Circle past the two existing homes south and west of the plat. The second issue is the proposed frontage of two new lots onto McFarland Road at the east end of the plat.
2. A public water line will need to be extended from the east end of the property with an adequate easement being provided. A fire hydrant may need to be installed in accordance with the requirements of the Fire Department.
3. Additional utility easements will need to be shown on the perimeter of the plat and an easement must be shown between proposed lots 2 and 3 for future streetlight purposes.
4. Westar will require a relocation of the overhead line on Lot 5 and this must be done as a condition of plat approval. The plat approval will also note that all lines will continue to

be overhead as an exception to the normal requirement to bury power lines, due to the nature of the property.

5. Westar desires an expanded easement for the overhead line along the west side of the residential properties on the west side of the travel easement. There apparently is a 5-foot easement, which is inadequate to continue to provide service and maintain the lines. This will need to be addressed outside the plat, but will be an issue in discussions concerning the conversion of the travel easement to a public street.
6. Normal gravity sanitary sewers are not easily extended at this time and an alternative of installing “low pressure sewers” is being explored. A meeting covering this in more detail will occur on July 10, with more information being presented at the MPC meeting on July 12. At this point, granting more home sites with on-site wastewater systems within the City of Junction City is not supported by City staff.

All these issues need more information than is available at the time of this staff report. Where adjustments or modifications to standards in the Subdivision Regulations will be considered, specific language in a developer’s agreement will need to be crafted to protect the public interest in those actions without establishing any precedent for other projects that might come in the future. Until such time as the positions of the City can more clearly be articulated, staff believes this plat should be reviewed by the Metropolitan Planning Commission and those comments included in the continued dialogue concerning this plat.

**Staff Recommendation:** Staff recommends the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road on the former Dorothy Johnson property, be continued to the August meeting and the developer and/or developer’s agent be directed to work with City staff to address the issues outlined above and as identified in the comments from the Plat Review Committee meeting, and subject to the completion of the development agreement addressing the issues identified by staff and at this meeting.

**Suggested Motion:**

I move that Case No. FP-07-01-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road on the former Dorothy Johnson property, be continued to the August meeting or until such time as the work stated in the staff recommendation above be completed.



**JUNCTION CITY/GEARY COUNTY  
METROPOLITAN PLANNING COMMISSION  
BOARD OF ZONING APPEALS**



**STAFF REPORT**

September 20, 2012

**TO:** Metropolitan Planning Commission / Board of Zoning Appeals

**FM:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**SUBJECT:** FP-07-01-12 – Request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road.

---

This is the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road on the former Dorothy Johnson property. This property contains approximately 6.5 acres of land and an existing home along the north side of the property. The existing home is accessed by way of a “travel easement” along the two properties west of the Rob’s Way plat that were parceled off this tract many years ago prior to annexation by the City of Junction City.

This plat was considered by the Metropolitan Planning Commission at both the July 12, 2012, and August 9, 2012, meetings. Several issues were raised concerning this proposed plat and the MPC voted to continue the consideration of this plat for the following reasons:

1. Get comments from present owners of two properties that share the current “travel easement” concerning dedication of that as a public street for the proposed Alexander Court. The issue of whether it must be brought to City standards will be determined based on those comments.
2. Provide additional information regarding the manner in which sanitary sewers will be extended to the lots, including how the low pressure sewers will be extended to the existing public system and who will be responsible for those lines.
3. Clarification on how all the improvements will be paid and by whom.
4. Clarification on what is acceptable regarding the additional curb cuts along McFarland Road.



5. The manner in which the installation of the “low pressure” system will be approved; assuming that is what is accepted, and whether Alexander Court will be dedicated as a City street without meeting the current street specifications.
6. More information on how all of the above will be addressed within the Developer’s Agreement document.

The applicant has submitted a revised plat that creates only 2 lots at the east end of the property with access directly to McFarland Road. Each of the lots is intended to be large enough to be served by on-site wastewater systems to avoid connecting to the City sanitary sewer system. The apparent attempt is to create a couple of building lots at this time and deal with the creation of the additional lots after the City pays for the extension of the sewer system to this property. The owner has repeatedly stated he believes it is the City’s responsibility to pay for that extension since the City annexed the property a number of years ago (approximately 1990). Until the sanitary sewers are extended, he desires to build more homes with on-site sewer systems irrespective of the long-term plans or policies of the City for expansion of the utility systems.

It is the City’s stated policy within the Subdivision Regulations that new lots established within the City limits are to be connected to the City utility system unless there is overwhelming conditions that warrant a waiver of that requirement and allow utility services to be provided by other means. The MPC will recall the reasoning behind allowing the replat of Stone Ridge Manor without the extension of the sanitary sewer service because of the distance to the existing system with no other developed properties between that system and the property being platted. That is not the case with this property. The distance is considerably less...approximately 600 feet...and there are a number of existing homes with on-site wastewater systems that can be connected to the City sanitary sewers by way of the main line being extended. As such, staff is strongly opposed to allowing lots to be established that are to be served by on-site wastewater systems at this location.

On September 7, 2012, staff held a Plat Review meeting with the applicant and several other service providers regarding this plat. The City Manager was also present. The owner asked Mr. Vernon directly whether the City would pay to extend the sanitary sewers to his property and the answer was no. It was decided to develop an engineer’s estimate of costs associated with the various methods of extending the sanitary sewer system, rather than rely on debate positions based on conjecture of assumed costs.

Additionally, the issue of the extension of the cul-de-sac serving the existing home and potential new lots at the west end of the property was discussed. The other landowners are unwilling to participate in allowing that to become a public street if it has to be improved to public standards at this time. The City Manager expressed a willingness to allow the conversion of the driveway to a public street right-of-way and delay any additional improvements until a time in the future. The details of that agreement would be included in the development agreement and supported by a covenant recorded against all the properties. There are other locations within the City where this arrangement has been made and it has worked for the benefit of all concerned; so this is considered as nothing new.

All of the foregoing results in no new definitive information available at the time of the preparation of this staff report to be able to make a definitive recommendation on the plat as presented. Staff strongly believes all the details regarding how all of these issues will be addressed need to be resolved before any action is taken on the plat. Therefore, staff recommends continuing the plat until those details are determined.

**Staff Recommendation:** Staff recommends the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road on the former Dorothy Johnson property, be continued to the October meeting and the developer and/or developer's agent be directed to work with City staff to address the issues outlined above, and subject to the completion of the development agreement addressing the issues identified by staff and at this meeting.

**Suggested Motion:**

I move that Case No. FP-07-01-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road on the former Dorothy Johnson property, be continued to the October meeting and that the developer or developer's agent work with staff to address the items stated in the staff report.

**JUNCTION CITY/GEARY COUNTY  
METROPOLITAN PLANNING COMMISSION  
BOARD OF ZONING APPEALS**

**MINUTES**

**July 12, 2012  
7:00 p.m.**

**Members  
(Present)**

**Members  
(Absent)**

**Staff**

Brandon Dibben  
Maureen Gustafson  
John Moyer  
Ken Mortensen  
Mike Ryan  
Mike Watson

David Yearout  
Shari Lenhart

**1. CALL TO ORDER & ROLL CALL**

Vice-Chair Gustafson called the meeting to order at 7:00 p.m. and noted all members present except Commissioner Mortensen, who arrived at 7:02 p.m.

**2. SEATING OF NEW BOARD MEMBER AND ACKNOWLEDGEMENT OF REAPPOINTMENT OF OTHER BOARD MEMBERS – OATH OF OFFICE**

David Yearout stated that Mike Ryan and John Moyer were both reappointed for another three year term. He introduced Chuck Mowry, the newly appointed member to replace Mike Steinfert. Tyler Ficken, Junction City City Clerk, administered the oath of office to Mr. Mowry.

**3. ELECTION OF OFFICERS**

Commissioner Watson moved to elect Maureen Gustafson as Chair and Commissioner Mortensen seconded the motion. There being no other nominations, the Commission voted to elect Maureen Gustafson as Chair on a unanimous vote.

Commissioner Moyer moved to elect Ken Mortensen as Vice-Chair and Commissioner Ryan seconded the motion. There being no other nominations, the Commission voted to elect Ken Mortensen as Vice-Chair on a unanimous vote.

Commissioner Ryan moved to elect David Yearout as Secretary and Commissioner Moyer seconded the motion. The Commission voted to elect David Yearout as Secretary on a unanimous vote.

**4. APPROVAL OF MINUTES**

Commissioner Ryan moved to approve the minutes of the May 10, 2012, meeting as written. Commissioner Watson seconded the motion and it passed unanimously.

**5. OLD BUSINESS - None**

**6. NEW BUSINESS**

**Item No. 1 – Case No. FP-07-01-12 – Final Plat for Alexander Addition, to the City of Junction City, Kansas.**

Chair Gustafson opened the discussion on the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, requesting final plat approval for Alexander Addition, a 6.5 acre tract with an existing house located on the north side of McFarland Road and south of the golf course property, and called for the staff report.

Mr. Yearout stated the owner is proposing to create 5 new lots in addition to the existing home along the north property line. The existing home is accessed by a “travel easement” from McFarland Road which is shared with two other homes on the west of that travel easement. These two unplatted “lots” were created prior to annexation by the City.

Mr. Yearout noted the Plat Review Meeting held on July 2, identified the following:

1. Two issues concerning access to public streets with this proposal. The first is the proposed extension of Alexander Court past the two existing homes south and west of the plat. The second issue is the proposed frontage of two new lots onto McFarland Road at the east end of the plat.
2. A public water line will need to be extended from the east end of the property with an adequate easement being provided. A fire hydrant may need to be installed in accordance with the requirements of the Fire Department.
3. Additional utility easements will need to be shown on the perimeter of the plat and an easement must be shown between proposed lots 2 and 3 for future streetlight purposes.
4. Westar will require a relocation of the overhead line on Lot 5 and this must be done as a condition of plat approval. The plat approval will also note that all lines will continue to be overhead as an exception to the normal requirement to bury power lines, due to the nature of the property.
5. Westar desires an expanded easement for the overhead line along the west side of the residential properties on the west side of the travel easement. There apparently is a 5-foot easement, which is inadequate to continue to provide service and maintain the lines. This will need to be addressed outside the plat, but will be an issue in discussions concerning the conversion of the travel easement to a public street.
6. Normal gravity sanitary sewers are not easily extended at this time and an alternative of installing “low pressure sewers” is being explored. Granting more home sites with on-site wastewater systems within the City of Junction City is not supported by City staff.

Mr. Yearout distributed a letter from Kaw Valley Engineering to Greg McCaffery explaining the restrictions of the current regulations regarding public sanitary sewers and suggesting the use of a residential Grinder Pump Lift Station and force main. Since City staff does not support individual on-site wastewater systems and the public main is approximately 500 feet from the property, this optional type of system is preferable. Mr. Yearout explained that this system would also allow for smaller lots, which staff strongly encourages. The current city regulations may need amended so all future plats are treated equally with this type of wastewater option.

Mr. Yearout concluded by stating that staff is recommending this item be tabled until the August meeting to allow the developer and staff to address the issues as outlined in the staff report.

Discussion ensued between Commissioners and staff concerning the issues raised in the staff report and how the current city regulations deal with those issues. In response to concern about storm water run-off and lack of a preliminary plat, Mr. Yearout stated there is not really any storm water to catch and Kaw Valley Engineering did take into consideration the contour/terrain issues when drawing up the plat. Staff decided a preliminary plat was not necessary due to the overall size of the tract and because of the low number of lots being created.

There being no further questions of staff, Chair Gustafson opened the meeting for public comment.

Dave Alexander, 1536 McFarland, property owner/developer, stated that at this time he has no desire to increase the number of lots. He believes the proposed lot sizes are in keeping with the surrounding neighborhood. But he does not wish to create smaller lots even though they will be on public sewers.

Mr. Alexander then stated that it would not take much to change over to one curb cut for a shared access onto McFarland Road for Lots 4 and 5. The driveway could be widened until it branches off to each of the home sites. This type of situation has been done before and will not create a problem.

Mr. Alexander stated this area was annexed around 1986 along with several other properties along McFarland Road. There are 10 to 12 existing homes on private septic systems, and the area still does not have public sewer available. Mr. Alexander stated that a new utility pole has been installed to his home, which is the former Dorothy Johnson home, and that an easement for utility purposes will be provided.

Mr. Alexander stated he did not have the full cooperation of the lot owners along the private easement to convert that to a public street at this time. He still wishes to develop the lots that would be accessed from Alexander Court as proposed, but he understands this is not a usual situation. However, he stated there are other situations like this in the City and he wishes to have this approved just like those other locations.

There were no other comments from any members of the public. Upon further discussion by the Commission, it was determined that additional information from Staff and the Developer would be helpful in making a final decision regarding approval of the plat. They requested information be provided to answer the following:

1. Get comments from present owners of two properties that share the current “travel easement” concerning dedication of that as a public street for the proposed Alexander Court. The issue of whether it must be brought to City standards will be determined based on those comments.
2. Provide additional information regarding the manner in which sanitary sewers will be extended to the lots, including how the low pressure sewers will be extended to the existing public system and who will be responsible for those lines.
3. Clarification on how all the improvements will be paid and by whom.
4. Clarification on what is acceptable regarding the additional curb cuts along McFarland Road.
5. The manner in which the installation of the “low pressure” system will be approved; assuming that is what is accepted, and whether Alexander Court will be dedicated as a City street without meeting the current street specifications.
6. More information on how all of the above will be addressed within the Developer’s Agreement document.

Commissioner Mortensen moved that Case No. FP-07-01-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, be continued to the August meeting to allow Staff and the Developer to address the issues as identified and provide additional information as outlined above. Commissioner Mowry seconded the motion and it passed unanimously.

**Item No. 2 – Case No. FP-07-02-12 – Final Plat for the Replat of Lot 1, Block 1, Stone Ridge Manor Addition, to the City of Junction City, Kansas.**

Chair Gustafson opened discussion on the request of Kaw Valley Engineering, agent, on behalf of Scott Johnson, owner, requesting final plat approval for the replat of Stone Ridge Manor Addition, located south of 8<sup>th</sup> Street at Stone Ridge Drive and called for the staff report.

Mr. Yearout stated that the owner is proposing to create 3 lots with the existing home on Lot 2. As listed in the staff report and Plat Review Meeting comments, Westar’s request for additional utility easements have been noted on the revised plat.

Mr. Yearout stated this plat also has the same situation and issues as the previous case with regard to wastewater disposal. However in this instance, the public sewer system is 1,800-2,000 feet from the property and the City is not in a position to extend it to the Stone Ridge Manor Addition. Also, because of distance, the previously discussed “low presser sewer” option is not really appropriate. The lots are large enough to have on-site septic systems and the developer has been in contact with the County Health Department regarding those systems. Appropriate on-site systems that comply with the standards for small lots will be designed and used.

Mr. Yearout stated the plat dedicates all of Stone Ridge Drive as a city street, which the city will accept for maintenance with the exception of the fountain at the center of the cul-de-sac. Stone Ridge Drive has been built in excess of city street standards; therefore, there is no foreseeable immediate cost to the City to accept it as a public street. The Development Agreement will address the issue of the fountain and what happens with that.

Mr. Yearout noted that possible future development of the property owned by Mr. Johnson will require extension of public water from the east along a portion of Stone Ridge Drive to accommodate required fire hydrants and other water demands. Adequate easements will be placed on the plat for those improvements.

Mr. Yearout concluded by stating that staff is recommending approval of Replat of Stone Ridge Manor Addition subject to the final plat document incorporating the items identified by staff and Plat Review Committee; and completion of the development agreement.

A brief discussion ensued between Commissioners and Staff concerning the differences between this plat and the Alexander Addition plat concerning the "low pressure" sewer system, Westar requirements, and the gates entering into Stone Ridge Drive. Staff provided information on all of those items.

There being no further questions or comments, Chair Gustafson opened the meeting for public comment.

Scot Johnson, 602 Stone Ridge Drive, owner/developer, stated the area identified in the proposed plat is within the City Limits and that he does own the property surrounding the plat. He indicated the plat was necessitated by a buyer wishing to purchase the existing house and only a portion of the land within the platted area. This required the creation of the additional lots. The reason the proposed Lot 1 has such a unique design is when, or if, the demand is present, he intends to further develop the remaining land which will require a replat of that area to incorporate property that is now outside the city limits. Mr. Johnson also stated the US-77 Highway improvement project may need additional right-of-way which will impact that area to the west as well.

Mr. Johnson stated he is a proponent of the "low pressure sewer system" because it allows smaller lots; it is less expensive than a more "normal" gravity sewer system; it is a well established alternative system that has been in use for years in other areas in the region; and if the public sewer line were closer to his property he would use it on this development. He stated he has visited with Lisa Davies of the County Health Department and the on-site septic systems will be installed according to code.

Mr. Johnson indicated the gates at the entrance can be removed if necessary. The buyer has indicated he may wish to move the fountain to another location.

There being no further appearances, comments or questions, Chair Gustafson called for a motion.

Commissioner Watson moved that Case No. FP-07-02-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Scott Johnson, owner, for approval of the replat of Stone Ridge Manor Addition to Junction City, Kansas be recommended for

approval, subject to the final plat document being modified to add the items identified by staff at the Plat Review Committee meeting, and the completion of the development agreement addressing the issues identified by staff concerning the fountain and gates at this meeting. Commissioner Mowry seconded the motion and it carried unanimously.

Mr. Yearout indicated this case would be presented to the City Commission at their August 7, 2012 meeting; provided, the Developer's Agreement has been finalized.

**Item No. 3 – Case No. TA-07-01-12 – Public Hearing to consider an amendment to the Junction City and Geary County Zoning Regulations.**

Chair Gustafson opened the public hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations concerning the range of permitted home occupations and relative performance standards and asked for the staff report.

Mr. Yearout stated this proposal was instigated when a couple needed zoning approval required by the Federal Government prior to issuing them a gun dealer's license. It was determined this did not fit the "home occupation" category; however, holding a public hearing for a zone change or conditional use permit for this type of use could present a public safety issue. Also, the current home occupation language prohibits "sales" from the residence which is in conflict with the reality of "sales" that actually occur in many home occupations, particularly regarding such businesses as jewelry sales, internet sales, Mary Kay and Avon representatives, and other similar businesses.

Mr. Yearout noted a modified staff report has been presented that outlines suggested text changes for the appropriate sections in the Zoning Regulations. As stated in the report, staff researched regulations from other communities for language that might be applicable to this situation. Most have language similar to what exists in the Junction City regulations, therefore staff has drafted some new language that is intended to resolve the issues previously noted.

There being no immediate questions of staff, Chair Gustafson opened the public hearing for public comment. There were no public appearances.

Chair Gustafson closed the public hearing and opened the case for comments from the Commission. Commissioners discussed the proposed division of home occupation types and concerns associated with the different uses regarding noise, smell, traffic, hours of operation, and other similar aspects of having a business within a residence. Commissioners also discussed perhaps being more definitive regarding designation between single-family dwellings versus duplex, multiple or other type of residential areas for a home occupation; the difficulty of enforcement of home occupations without some form of registration or permitting; the need for regulation on the range of activities allowed; and the performance standards that should be established. The Commission acknowledged that home occupations could be a viable part of the community; however, guidelines are needed. It was the consensus of the Commission that additional study and information is warranted.

Commissioner Mortensen moved that the public hearing for Case No. TA-07-01-12, a proposal to amend the Junction City Zoning Regulations by modifying the language



concerning permitted home occupations and the standards for home occupations, be continued to the August 9, 2012, meeting. Commissioner Moyer seconded the motion and it carried unanimously.

## **BOARD OF ZONING APPEALS – No business Items**

### **7. GENERAL DISCUSSION**

#### **Item No. 1 – Overview of Community Survey Results – Future Work**

Mr. Yearout gave a brief overview of the results from the 2012 Junction City/Geary County Community Survey conducted by ETC Institute of Olathe, Kansas. He stated the firm informed the City this survey had one of the highest percentage return rates they have had for a long time. Each Planning Commissioner has been provided with a notebook containing the complete survey results. The Commission will utilize the information from the survey as it begins updating the Comprehensive Plan in the coming year. Mr. Yearout informed the Commission that both the City and the County are putting money in the budgets for 2013 to retain a Consultant to assist with an up-date to the Comprehensive Plan. The work to prepare for that will begin in the fall.

#### **Item No. 2 – Zoning Regulations – Churches and Schools**

Mr. Yearout stated that at the May 10, 2012, MPC/BZA meeting, the Metropolitan Planning Commission requested this item be discussed further before considering a possible zoning text amendment. In response to the Commission's request, additional information and options are outlined in the staff report. Mr. Yearout stated that the recently adopted County Zoning Regulations require churches and schools to apply for a Conditional Use Permit, regardless of the zoning classification.

Mr. Yearout stated this is not an easy "fix", due to the sensitivity of the uses. The Economic Development Commission has expressed concerns regarding vacant commercial areas being allowed to have churches establish and then potentially limit commercial development, especially a restaurant selling alcoholic beverages. There are similar concerns as new developments are created, especially the "Dick Edwards" TIF project at Golden Belt Boulevard and US 77, which relies on property and sales taxes to retire the bonds. Obviously, churches and schools do not create sales taxes and public schools and churches pay no property taxes.

Commissioners discussed various alternatives to address the potential problems including eliminating the 200-foot separation requirement for alcoholic beverage sales from churches and schools; require a Special Use Permit in all zones; or to allow churches and schools as a permitted use by right in residential zones only. It was the consensus of the members that the other interested stakeholders should be invited to the next meeting to glean additional input and information on this matter.

Mr. Yearout was asked to contact the Economic Development Commission and Chamber of Commerce and invite them to the August meeting to present their point of view in respect to land use regulations for churches and schools.

**Item No. 3 – Proposed Rezoning of Commercial Land Used Residentially**

Mr. Yearout stated that the city has received a building permit from Self Help Housing for a new home at the northwest corner of 11<sup>th</sup> and Franklin Streets. This area is currently zoned commercial prohibiting the issuance of the permit. There are numerous residential homes in the area generally bounded by Franklin on the east, 12<sup>th</sup> Street on the north, 10<sup>th</sup> Street on the south, and the alley east of Washington Street on the west that are legal non-conforming uses. He said that staff is recommending the MPC consider setting a public hearing for August to rezone the residentially-used properties in this area. This is the same situation as the 7<sup>th</sup> Street and 8<sup>th</sup> & Eisenhower Streets rezoning issues.

Commissioner Mortensen moved to set a public hearing to consider rezoning the residentially-used properties between Washington and Franklin Streets and 10<sup>th</sup> to 12<sup>th</sup> Streets and directed staff to publish the required notice of public hearing for the August, 2012, meeting. Commissioner Moyer seconded the motion and it carried unanimously.

**Item No. 4 – Creation of MPO for Manhattan Area**

Mr. Yearout informed the Commission that creation of a Metropolitan Planning Organization (MPO) is required by Federal law now that Manhattan has reached the threshold population of 50,000. The MPO must establish a Policy Board of elected officials from the affected area that will be responsible for designating future transportation improvement areas and prioritizing those areas to receive federal funds.

Mr. Yearout noted the Flint Hills Regional Council (FHRC) was formed in anticipation of this possibility with the idea being the FHRC would be where the staff for the MPO would be housed. Several maps have been prepared designating different areas to be represented by the MPO for future transportation improvements. Manhattan is presently proposing to limit the MPO area to strictly Manhattan and a small area within rural Riley and Pottawatomie counties. That plan excludes all of Junction City, Geary County and Fort Riley. Representation in the MPO will provide a much stronger voice in future road/transportation improvements and both the city and county are strongly supporting the MPO include Junction City, Geary County and Fort Riley, and that the operation be staffed in the FHRC. Mr. Yearout stated a meeting has been scheduled in Manhattan in the next week concerning the creation of an MPO. The Junction City Mayor, City Manager and Geary County Commissioners will also be attending.

**Item No. 5 – 2012 Planning and Zoning Workshop ~ Wichita**

Mr. Yearout stated the Kansas Association of County Planning and Zoning Officials (KACPZO) is presenting a Planning and Zoning Workshop in Wichita on Saturday, August 18, 2012. The program includes sessions on "Do's and Don'ts" on holding public hearings; Religious Land Use, where and how they can be established; and Horizontal Drilling impacts on cities and counties. Mr. Yearout stated a similar workshop was held two years ago in Junction City and he could not get any of the Commissioners to attend. He encouraged the Board members to attend and indicated the fee would be paid by the City. Reservations for reduced hotel rate are due by Friday, July 27<sup>th</sup>.

**Item No. 6 – MPC/BZA Meeting Schedule**

Mr. Yearout stated he will not be available for the September meeting due to a family conflict that has already been scheduled. As such, he requested the September meeting be moved to a different date. After some discussion among the Commissioners, it was decided the September meeting has been rescheduled for September 20, 2012. The Chair asked this information be made available to the public.

**8. ADJOURNMENT**

Commissioner Moyer moved to adjourn, Commissioner Ryan seconded the motion and it passed unanimously. Chair Gustafson declared the meeting adjourned at 9:12 p.m.

**PASSED AND APPROVED this \_\_\_\_\_ day of August, 2012.**

\_\_\_\_\_  
**Maureen Gustafson, Chair**

**ATTEST:**

\_\_\_\_\_  
**David L. Yearout, Secretary**

**JUNCTION CITY/GEARY COUNTY  
METROPOLITAN PLANNING COMMISSION  
BOARD OF ZONING APPEALS**

**MINUTES**

**September 20, 2012**

**7:00 p.m.**

**Members  
(Present)**

Brandon Dibben  
Maureen Gustafson  
John Moyer  
Ken Mortensen  
Chuck Mowry  
Mike Watson (arrived at 8:05 p.m.)

**Members  
(Absent)**

Mike Ryan

**Staff**

David Yearout  
Shari Lenhart

**1. CALL TO ORDER & ROLL CALL**

Chair Gustafson called the meeting to order at 7:00 p.m. and noted all members present except Commissioner Ryan and Commissioner Watson. A quorum was declared.

**2. APPROVAL OF MINUTES**

Commissioner Mortensen moved to approve the minutes of the August 9, 2012, meeting as presented. Commissioner Moyer seconded the motion and it passed unanimously.

**3. OLD BUSINESS**

**Item No. 1 – Case No. FP-07-01-12 – Final Plat for Alexander Addition, to the City of Junction City, Kansas.**

Chair Gustafson opened the discussion on the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, requesting final plat approval for Alexander Addition, a 6.5 acre tract with an existing house located along McFarland Road and south of the former Country Club property. The Chair noted this case was continued from the July 12<sup>th</sup> meeting.

Mr. Yearout stated this plat had been discussed at the July meeting and continued from the August meeting since no further information had been received at that time. Since then, a revised plat proposal has been submitted showing only two lots being created at the east end of the property and accessing McFarland Road. The balance of the property will remain unplatted at this time.

Mr. Yearout stated the Plat Review Committee had discussed this plat on September 7, 2012, and the staff report notes the issues that need to be addressed. In short, staff is recommending the plat be rejected as proposed so a plat can be prepared for the entire property; the specifics of how sanitary sewers will be extended to this property be finalized; the specifics of how the proposed road from McFarland Road at the west end of the property will be extended, including the agreement to allow the road to serve the

lots without being constructed to public road standards at this time; and all other issues regarding utility services and appropriate easements be shown on the final plat.

Mr. Yearout stated the primary issue with the plat as presented, presuming the MPC wants to address only the two lots presented, is whether to grant the waiver of connection to the City sanitary sewer system and allow on-site wastewater systems to be installed as requested by the Mr. Alexander. As noted in the staff report, Mr. Yearout pointed out Mr. Alexander is still requesting the City pay to extend the sanitary sewers at the City's cost since this land has been annexed into the City for years. The City Manager had stated at the Plat Review meeting that was not acceptable as presented. A preliminary cost estimate was received by staff on September 19, 2012, which projects the potential costs for the various types of sewage systems. The applicant or developer's agent can address those figures; but Mr. Yearout noted neither the City Manager nor the City staff have reviewed the information.

Additionally, Mr. Yearout stated the balance of the property can be platted at this time since there is a verbal agreement to work toward allowing the street to be extended and brought to public standards at a later date. This is similar to what has been done for Oakridge Drive in the Country Club Hills Addition previously. Mr. Yearout noted staff still wants the entire property to be brought forward in a plat at this time.

The Chair asked for any questions of staff from the Commission. There being no further discussion, the Chair opened the item for discussion from the public.

Mr. Leon Osbourn, Kaw Valley Engineering, presented the revised plat on behalf of Mr. Alexander. Mr. Osbourn noted the design at this point is to move forward with the two lots at the east end of the property because those have direct access to McFarland Road. There remain problems with getting the public street finalized because not all of the property owners on the west side are in agreement without knowing more about how the street will be established and what costs will be associated with that.

Mr. Osbourn stated the request is to use on-site wastewater systems unless the City is willing to help extend the sewer mains to this property, regardless of what type of system is used. The projected costs for the City connections all show a higher-per-lot cost for the sewers than what would be expected for an on-site wastewater system like that used by Scott Johnson on his property. The information provided also gave a potential "cost share" if the City extended the main line and had subsequent users "buy-in" when a connection is made. Mr. Osbourn stated he felt that process would be fair to all concerned and would make the sanitary sewer costs for Mr. Alexander less than the projected costs for an on-site wastewater system.

As for the other utility services for this proposal, all can be provided within the easements and other items shown on the plat. Mr. Alexander has agreed to provide access control along McFarland Road except for the location of a drive entrance that will be shared by the two lots.

The next phase of the project will be to create the lots at the west end of the property once the access and street improvements issues are resolved. The one landowner along McFarland Road is not cooperating at the moment, but if the plan to allow the street extension as outlined by staff is acceptable, that may change. Additionally, the sanitary sewer system, if connected to City sewers, will go to the southwest and connect to the main lines there, rather than along McFarland Road.

Dave Alexander, the owner of the property, stated he wished to keep the larger lots, even if sanitary sewers are extended, because that will be consistent with the size of the other lots in the area. Mr. Alexander reiterated his desire to have the City extend the sewer mains to the property because he felt that was an obligation of the City since the land had been annexed for a number of years and the landowners had been paying City property taxes all these years.

There being no further comments, the Chair returned the issue to the Commission. Several Commissioners expressed reluctance of creating more lots within the City that permitted on-site wastewater systems. All the Commissioners understood the difference between this property and the Stone Ridge Manor replat heard earlier in the year. Several comments were made as to the staff's position on having all the land platted at this time; however, the consensus was to allow the first two lots and consider the other lots once the street extension is resolved.

Commissioner Mortensen moved that Case No. FP-07-01-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the revised Alexander Addition to Junction City, Kansas, creating 2 lots on the north side of McFarland Road on the former Dorothy Johnson property, be approved as presented subject to the lots being served by an extension of the City sanitary sewer system and that the use of on-site wastewater systems be denied. Commissioner Moyer seconded the motion and it carried unanimously.

**Item No. 2 – Case No. TA-07-01-12 – Reconsideration of an amendment to the Junction City Zoning Regulations relating to home occupations.**

Chair Gustafson reopened the public hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations concerning the range of permitted home occupations and relative performance standards.

Mr. Yearout stated this item was recommended for approval by the MPC at the August meeting and was forwarded to the City Commission for final action. However, during that time period an issue arose concerning the lack of clarity in the City Zoning Regulations that Day Care Homes must be restricted to the residence only and can not be located within any accessory building on the property. This became an issue when an individual within the City asked whether a detached garage could be converted for use as a Day Care Home. After searching all the rules and regulations of the State and the City, it was determined that would not be a permitted activity. However, staff believes the Zoning Regulations should more clearly state that. Therefore, staff asked the City Commission to return this text amendment to the MPC so the language could be revised to reflect that requirement. Mr. Yearout noted the staff report shows the proposed language.

Chair Gustafson asked if there were any questions from the Commissioners or the public. There being none, Chair Gustafson called for a motion.

Commissioner Moyer moved that Case No. TA-07-01-12, a proposal to amend the Junction City Zoning Regulations by modifying the language concerning permitted home occupations and the standards for home occupations, be resubmitted for approval to the City Commission of the City of Junction City with the changes noted and for the reasons

stated at this public hearing. Commissioner Dibben seconded the motion and it passed unanimously.

#### 4. NEW BUSINESS

**Item No. 1 – Case No. PP-09-01-12 – Preliminary Plat for Dick Edwards Auto Plaza Addition to the City of Junction City, Kansas.**

Chair Gustafson opened consideration of the application of Kaw Valley Engineering, agent, on behalf of Fegan-Grammer Land, LLC, owner, requesting preliminary plat approval for the Dick Edwards Auto Plaza addition, being an 11.9 acre tract located on the northeast corner at the intersection of Hwy US 77 and I-70.

Mr. Yearout reviewed the information in the staff report regarding this proposed plat. This property has been approved as a “tax increment financing” (TIF) district and the plat is the final step in the process to allow full construction to begin. The intent of the plat is to create a total of four lots; three to be smaller “out lots” along Golden Belt Boulevard, and the larger lot to be the primary location of the car dealership. Mr. Yearout stated that, as noted in the staff report, the primary issues to be resolved are as follows:

1. Full access control along US 77 Highway and along Golden Belt Boulevard except for the proposed driveway openings must be shown on the plat. The primary driveway opening across from the intersection with Caroline Avenue is to remain. It is expected the second opening on Golden Belt Boulevard will remain at the far southeast corner of the property because of the on-site improvements for drainage concerns.
2. Westar has indicated some adjustments to the easements will be required and those will be made.
3. Gas service will be extended to the property. The service line will need to be extended from the City Cycle Sales property east on Golden Belt Boulevard to the Sapp Brothers property on the west side of US 77 Highway. The location of that extension will be finalized with KDOT and made as part of the overall improvements being made to the I-70 and US 77 Highway interchange.
4. City engineering staff and the developer are working on the location of the water lines in the area and where sanitary sewer lines will be installed. Appropriate easements will be provided for all of these. The larger issue of drainage improvements is being finalized based on input from KDOT. Easements will be provided for any drainage structures that the final design requires.
5. Staff has recommended a “cross lot access agreement” that applies to the entire project is preferred rather than showing a specific “travel easement” on the face of the plat...especially since final location of the buildings has not occurred. The sample of the language for that “agreement” has been provided to the applicant and is being prepared to accompany this plat.

Mr. Yearout acknowledged the staff is supporting the approval of this plat, as well as the final plat, subject to the adjustments noted above.

Chair Gustafson asked for questions or comments from the Commission. Hearing none, the floor was opened for comments from the applicant.

Leon Osbourn, Kaw Valley Engineering, stated his client was in general agreement with the issues identified by the staff. However, with respect to the issue of access control on Golden Belt Boulevard, the intent has always been to provide one other drive from Golden Belt Boulevard to the property to be located from where the platted Bluestem Drive in the second phase of The Bluffs Addition intersects with Golden Belt Boulevard. This will place the drive between the two "out lots" on that portion of the plat. The other restrictions are fine and the access control for the balance of the plat will be provided.

As for the utility and drainage issues, and the easements associated therewith, Mr. Osbourn noted that most of the issues are being resolved with the various utility providers and the easements will be shown on the final plat accordingly. The drainage issue has been designed and submitted for approval by the Corps of Engineers, who has jurisdiction on this location. It is expected approval will be granted, but that will take some time. Again, appropriate easements will be provided.

Mr. Osbourn indicated the proposed "cross lot access agreement" is acceptable to the developer and he acknowledged this is a better approach than showing a specific travel easement on the face of the plat.

Other than the additional access point on Golden Belt Boulevard, everything else was being worked out without problems. Mr. Osbourn asked the MPC to approve the preliminary and final plats, subject to the changes discussed, so this can go forward to the City Commission once the final easement locations are identified.

Mr. Yearout noted staff was in agreement with the changes presented and the request of Mr. Osbourn to proceed with approval of the plats so this can go directly to the City Commission once the final documents are prepared. Mr. Yearout noted that, in addition to the plat, a Development Agreement would be prepared confirming the details of the improvements to be made and the timing of those actions. This would be a supplemental agreement with the plat, which would be in addition to the agreement with the City prepared as part of the TIF district establishment.

Chair Gustafson asked if there were any questions or comments from the Commission. Other than confirmation of the issues identified by staff and made in the presentation by Mr. Osbourn, no new issues were identified.

Commissioner Mortensen moved to approve the preliminary plat as presented by Kaw Valley Engineering, agent, on behalf of Fegan-Grammer Land, LLC, owner, requesting preliminary plat approval for the Dick Edwards Auto Plaza addition, being an 11.9 acre tract located on the northeast corner at the intersection of Hwy US 77 and I-70, subject to the plat permitting another access to Golden Belt Boulevard where noted by Mr. Osbourn, subject to the easement locations being acceptable by the utility providers, and subject to the Development Agreement addressing the improvements discussed at this meeting. Commissioner Moyer seconded the motion and it passed unanimously.

Commissioner Watson arrived at the meeting at this point in the agenda.



**Item No. 2 – Case No. FP-09-01-12 – Final Plat for Dick Edwards Auto Plaza Addition to the City of Junction City, Kansas.**

Chair Gustafson opened consideration of the application of Kaw Valley Engineering, agent, on behalf of Fegan-Grammer Land, LLC, owner, requesting final plat approval for the Dick Edwards Auto Plaza addition, being an 11.9 acre tract located on the northeast corner at the intersection of Hwy US 77 and I-70.

Mr. Yearout noted the Commission should take a separate action on the final plat approval because it is to be made based on the approval of the preliminary plat.

Commissioner Mortensen moved to accept the final plat of the Dick Edwards Auto Plaza as presented by Kaw Valley Engineering, agent, on behalf of Fegan-Grammer Land, LLC, owner, subject to the final plat being in conformance to the approved preliminary plat as just considered by the Commission. Commissioner Moyer seconded the motion and it carried unanimously, with Commissioner Watson abstaining.

**Item No. 3 – Case No. PP-09-02-12 – Preliminary Plat for the Hodges Addition a Replat of T.H. Young Subdivision, to the City of Junction City, Kansas.**

Chair Gustafson opened consideration of the application of Kaw Valley Engineer, agent, on behalf of Stephen Ayres, LLC, owner, requesting preliminary plat approval for the Hodges Addition, a Replat of T.H. Young Subdivision and being a parcel containing approximately 5 acres located south of Rucker Road and ¼ mile west of Spring Valley Road.

Mr. Yearout reviewed the items listed in the staff report prepared following the Plat Review meeting earlier in the month. In particular, he noted the specific issues raised were as follows:

1. The property is zoned “RS” Suburban Residential which has a minimum lot size of 10,000 square feet. The lot size proposed is far in excess of this minimum and is not consistent with service from a public sewer system. Staff strongly believes the lot size and arrangement should be changed to reflect urban lots on public sewers.
2. The lot arrangement does not lend itself to an efficient service from the electric provider, which is D, S & O Electric. As presented, it is unclear whether the service will come from the rear of the lots or the front. The preference is the front, which is contrary to City policies. Additionally, if in the front, the electric service will compete for space with the other utilities. The preference is to address service based on final design of the lot; especially if the plat is redesigned. Also, easement will be needed on side lot lines if service is from the rear in order to provide street lights.
3. Gas service will be from the front regardless of the lot design, but having lots on both sides of a street is preferred. As previously noted, as presently designed, there will be a lot of competition for space of the utilities in the front, which may present some problems.

4. City engineering staff prefers the water line be “looped” to connect to the water service in the Sutter Highlands development to the south and east. Adequate easements will be necessary to complete this extension and the costs are to be borne by the developer.
5. Fire service needs are adequate, but the preference is to have the water lines “looped” so there is no “dead end” at the fire hydrant.

Mr. Yearout noted that staff is recommending the plat be redesigned and submitted for consideration again. In particular, staff is recommending the street be located more to the center of the property and lots be created on both sides of that location. This is a more efficient design and the lots would be more consistent with urban lots on public sewers.

Chair Gustafson asked the applicant to address the preliminary plat and the recommendation from staff.

Leon Osbourn, Kaw Valley Engineering, indicated the owner did not agree with the staff position regarding this plat design. He acknowledged the point raised concerning the lot size as being unusual within the City, but pointed out these are not as large as those established within the Alexander Addition previously approved by the Commission.

Mr. Osbourn stated the design also would provide road frontage to the land to the east, which is owned by Habitat for Humanity. He stated he did not know the plans or intentions of that organization, but given the terrain involved, lots would have to front on a road along the common property line in order to be feasibly developable. This is because of a large drainage area in the center of the property. Mr. Osbourn presented a sketch layout showing the particulars of what he was talking about and how the land might be platted to create lots similar in size to those proposed by Mr. Hodges.

Mr. Osbourn stated it might be possible to shift some of the lot lines proposed and create all the lots in the ½ acre range, but the intent is to not make all these properties look the same. He stated the developer believes there is a market for the variety of lots proposed and has interest in the layout presented.

As for the utility concerns, it would be possible to extend the water line as proposed, but there is no easement along the common lot line between the two lots in Sutter Highlands and the City will need to arrange for the acquisition of that easement. A larger easement could be provided along the west side of the proposed street to allow additional space for all the utilities to be located along the street.

Mr. Osbourn closed by requesting the Metropolitan Planning Commission approve the preliminary plat as proposed, subject to the adjustments and clarifications he has provided.

Chair Gustafson asked for other comments from the public. The owner was present and stated he concurred with the position presented by Mr. Osbourn.

Hearing no further comments from the public, the Chair asked for comments or questions from the Commission.

Several Commissioners asked for clarification on the issue of all the utilities being along the street and whether enough area is provided as proposed. Mr. Osbourn stated there are several locations within the City where all the utilities are along the street, so this is nothing new. He acknowledged it can get “busy” within that area, but there is also room between the edge of the right-of-way and the edge of the improvement street in addition to the utility easements shown on the plat.

Several Commissioners stated they preferred the variety of lot sizes so the project doesn’t have a “cookie cutter” appearance. Additionally, the landowner should have some latitude in deciding how to risk the investment since all the improvements are being privately paid and no public financing will be used.

Commissioner Mortensen moved to approve the preliminary plat for the Hodges Addition as presented, subject to the expansion of the easement along the west side of the street being enlarged to 20 feet and subject to an easement being provided along the side lot line between lots 4 and 5. Commissioner Mowry seconded the motion and it carried unanimously.

**Item No. 4 – Case No. FP-09-02-12 - Final Plat for the Hodges Addition a Replat of T.H. Young Subdivision, to the City of Junction City, Kansas.**

Chair Gustafson opened consideration of the application of Kaw Valley Engineer, agent, on behalf of Stephen Ayres, LLC, owner, requesting final plat approval for the Hodges Addition a Replat of T.H. Young Subdivision, being a parcel containing approximately 5 acres and is located south of Rucker Road immediately south of Olivia Farms.

Mr. Yearout stated the procedure would be the same as on the last plat, wherein the Commission can approve the final plat based on the approved preliminary plat.

Commissioner Mortensen moved to accept the final plat of the Hodges Addition as presented by Kaw Valley Engineering, agent, on behalf of Stephen Ayres, LLC, owner, subject to the final plat being in conformance to the approved preliminary plat as just considered by the Commission. Commissioner Watson seconded the motion and it carried unanimously

**RECESS AS THE METROPOLITAN PLANNING COMMISSION AND CONVENE AS THE BOARD OF ZONING APPEALS.**

Chair Gustafson declared the Metropolitan Planning Commission recessed and convened as the Board of Zoning Appeals.

**5. OLD BUSINESS - None.**

**Item No. 1 – Case No. BZAV-08-02-12 – Public Hearing to consider a variance to decrease front yard setback.**

Chair Gustafson opened the public hearing on the application submitted by James and Cynthia McCartney, owners, to decrease the front yard setback requirement to allow installation of a carport at 1909 West 17<sup>th</sup> Street, Junction City, Kansas.

Mr. Yearout reviewed the staff report and noted staff is recommending denial because, in the opinion of staff, the applicant provided verification the hardship is not a “self-imposed” hardship. Mr. Yearout reaffirmed the statutory requirement of the five conditions the Board of Zoning Appeals must find in order for a variance to be approved and this is the first and most difficult one to find in favor of the applicant. This is no different than the numerous other variance requests recently heard by the Board and all had been denied for the same reason.

Chair Gustafson asked if there were any questions of staff. Hearing none, the Chair asked for comments from the applicant.

Cynthia McCartney addressed the Board and stated her application information provided the reasoning behind why the request was presented for the carport. She stressed she was aware of other carports in the neighborhood and wanted the ability to do the same thing. Mrs. McCartney said she and her husband have health issues that require the use of motorized scooters and the driveway is not covered. Her desire is to provide a cover so they can handle the scooter in inclement weather.

Chair Gustafson asked if there were questions of the applicant. Hearing none, the public hearing was closed and discussion was held among the Board members.

Several Board members expressed empathy with the situation, but stated the law was very clear about what must be found for the variance to be granted and that the finds outlined in the staff report supported the conclusion the variance could not be granted.

Mrs. McCartney expressed disappointment since there were others in the neighborhood and, in particular, raised questions concerning recent improvements made to one on Rockwell. Mr. Yearout said staff would check to see what was happening on that issue.

Commissioner Mortensen moved to deny the request for a variance submitted by James and Cynthia McCartney, owners, to decrease the front yard setback requirement to allow installation of a carport at 1909 West 17<sup>th</sup> Street, Junction City, Kansas, for the reasons stated in the staff report and as heard at this public hearing. Commissioner Watson seconded the motion and it carried unanimously.

## **6. NEW BUSINESS**

### **ADJOURN AS BOARD OF ZONING APPEALS AND RECONVENE AS METROPOLITAN PLANNING COMMISSION**

There being no further business for the Board, Chair Gustafson declared the Board of Zoning appeals adjourned and reconvened as the Metropolitan Planning Commission.

## **7. GENERAL DISCUSSION**

### **Item No. 1 – Update on creation of MPO**

Mr. Yearout provided an update on the continuing work on establishing a Metropolitan Planning Organization (MPO) for the Manhattan area. Mr. Yearout noted he attended another meeting in Manhattan relative to establishing boundaries of the MPO and the Manhattan City Commission is preliminarily scheduled to make a decision

on the question at the October 2, 2012, meeting. Staff will keep the MPC advised regarding the outcome of this issue.

**Item No. 2 – Zoning Regulations – Churches and Schools**

Mr. Yearout stated staff had prepared some additional thoughts regarding the manner in which amendments may be made to the Junction City Zoning Regulations concerning the manner in which churches and schools are approved for location within the community. Those thoughts are outlined in the staff report and, in short, encourage the use of the Special Use Permit process to consider new locations so adequate oversight can be provided regarding the approval process by the public. The major question remaining is whether the desire is to consider locations outside residential areas for churches and schools, or to prohibit them from going into those areas. Mr. Yearout also noted the workshop information stressed that the manner in which the City adopts its regulations should also address all operations with large assembly issues the same.

After discussion among the Commissioners, it was the consensus that the Special Use Permit process under the current Zoning Regulations is the most preferable method for consideration of new locations for churches and schools. The desire is to see more detailed proposals on potential language prior to setting a public hearing. Staff indicated that information would be prepared for the next meeting. Therefore, the Chair declared this item to be continued to the next meeting.

**8. ADJOURNMENT**

Commissioner Mortensen moved to adjourn, Commissioner Dibben seconded the motion and it passed unanimously. Chair Gustafson declared the meeting adjourned at 9:17 p.m.

**PASSED AND APPROVED this \_\_\_\_\_ day of November, 2012.**

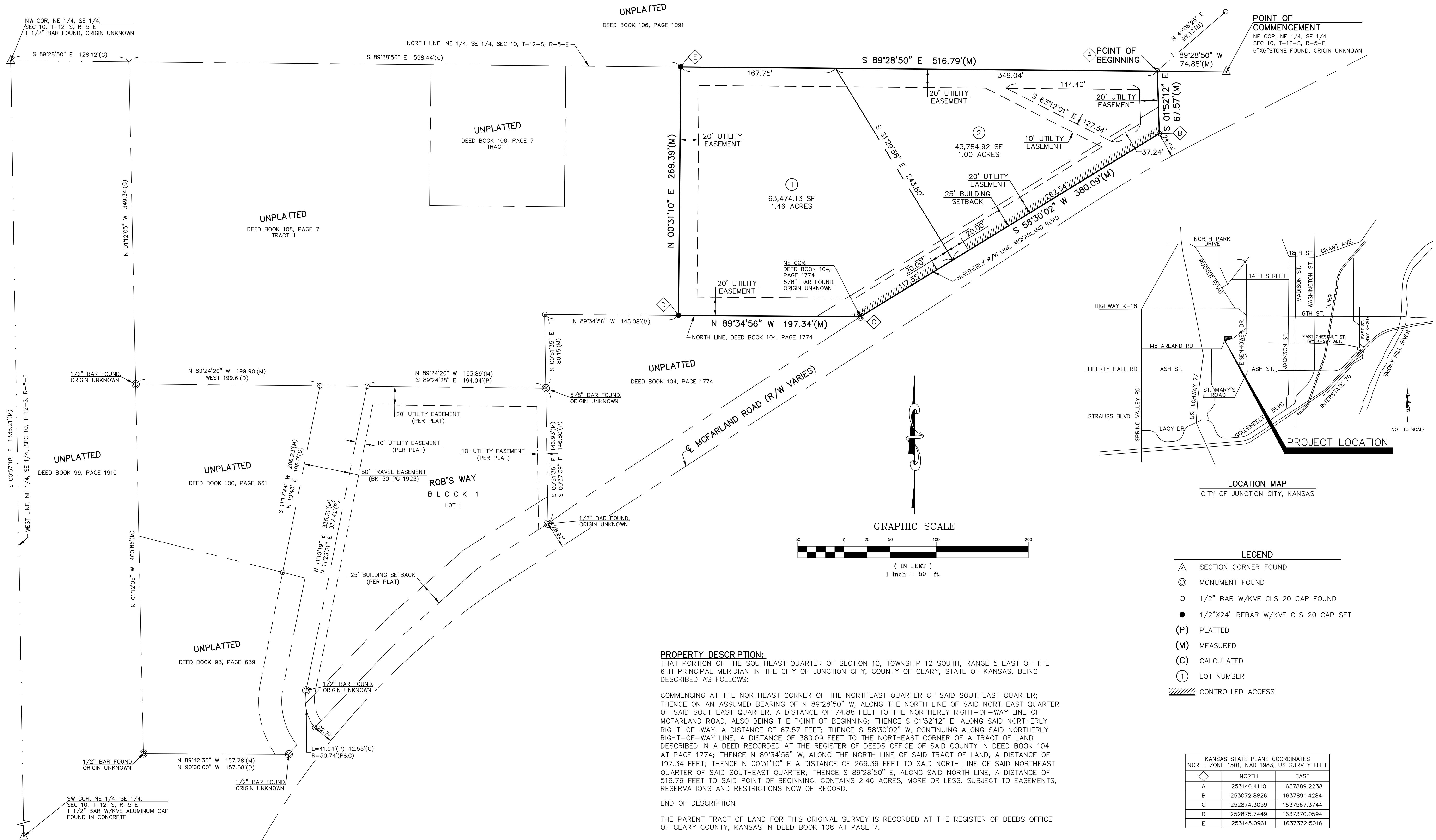
---

**Maureen Gustafson, Chair**

**ATTEST:**

---

**David L. Yearout, Secretary**



**PROPERTY DESCRIPTION:**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF JUNCTION CITY, COUNTY OF GEARY, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF N 89°28'50" W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 74.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCFARLAND ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE S 01°52'12" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 67.57 FEET; THENCE S 58°30'02" W, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 380.09 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED AT THE REGISTER OF DEEDS OFFICE OF SAID COUNTY IN DEED BOOK 104 AT PAGE 1774; THENCE N 89°34'56" W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 197.34 FEET; THENCE N 00°31'10" E A DISTANCE OF 269.39 FEET TO SAID NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S 89°28'50" E, ALONG SAID NORTH LINE, A DISTANCE OF 516.79 FEET TO SAID POINT OF BEGINNING. CONTAINS 2.46 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.

END OF DESCRIPTION

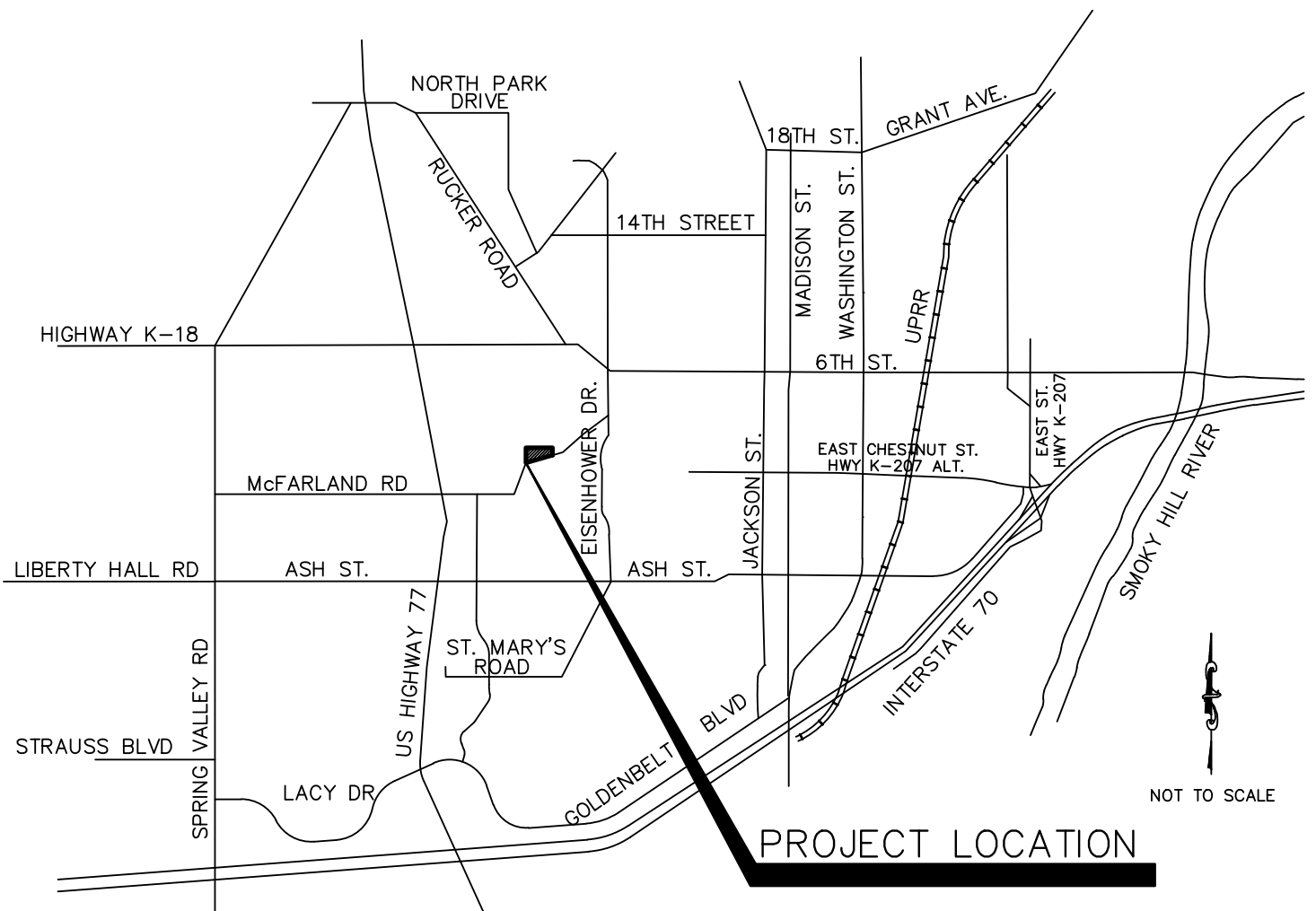
THE PARENT TRACT OF LAND FOR THIS ORIGINAL SURVEY IS RECORDED AT THE REGISTER OF DEEDS OFFICE OF GEARY COUNTY, KANSAS IN DEED BOOK 108 AT PAGE 7.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 89°28'50" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 6 EAST OF THE 6TH PRINCIPAL MERIDIAN.

**FLOOD STATEMENT:**

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN OTHER AREAS ZONE "X" ON THE FLOOD INSURANCE RATE MAP FOR JUNCTION CITY, KANSAS. COMMUNITY PANEL NO. 200579 0045 C, EFFECTIVE DATE: FEBRUARY 4, 1988. OTHER AREAS ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.



**LOCATION MAP**  
CITY OF JUNCTION CITY, KANSAS

**LEGEND**

- SECTION CORNER FOUND
- MONUMENT FOUND
- 1/2" BAR W/KVE CLS 20 CAP FOUND
- 1/2"x24" REBAR W/KVE CLS 20 CAP SET
- (P) PLATTED
- (M) MEASURED
- (C) CALCULATED
- ① LOT NUMBER
- CONTROLLED ACCESS

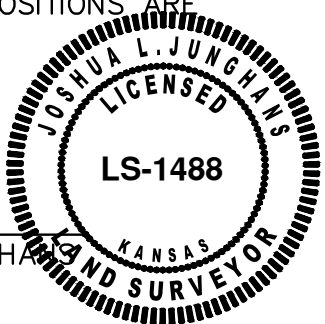
KANSAS STATE PLANE COORDINATES NORTH ZONE 1501, NAD 1983, US SURVEY FEET		
	NORTH	EAST
A	253140.4110	1637889.2238
B	253072.8826	1637891.4284
C	252874.3059	1637567.3744
D	252875.7449	1637370.0594
E	253145.0961	1637372.5016

FINAL PLAT  
**ALEXANDER ADDITION  
UNIT NO. 1**  
TO  
JUNCTION CITY, KANSAS  
KAW VALLEY ENGINEERING, INC.  
2319 NORTH JACKSON - PO BOX 1304  
JUNCTION CITY, KANSAS 66441  
785-762-5040

SURVEYOR’S CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF GEARY }

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE CITY OF JUNCTION CITY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.  
DATE OF SURVEY: MAY 25, 2012



LAND SURVEYOR, JOSHUA L. JUNG  
REGISTRATION NO. 1488

OWNER’S CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF GEARY }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.  
GIVEN UNDER MY HAND AT JUNCTION CITY, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OUT WEST INVESTMENTS, LLC  
JAMES D. ALEXANDER, MANAGING MEMBER

NOTARY CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF GEARY }

BE IT REMEMBERED THAT ON THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME OUT WEST INVESTMENTS, LLC, JAMES D. ALEXANDER, MANAGING MEMBER TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

COUNTY TREASURER CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF GEARY }

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.  
GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY TREASURER, KATHY TREMONT

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS } SS  
COUNTY OF GEARY }

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.  
GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY TREASURER, KATHY TREMONT

CERTIFICATE OF CITY COMMISSION

STATE OF KANSAS } SS  
COUNTY OF GEARY }

THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY COMMISSION  
THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST  
CITY CLERK, TYLER FICKEN  
MAYOR, PAT LANDES

FINAL PLAT  
**ALEXANDER ADDITION**  
**UNIT NO. 1**  
TO  
**JUNCTION CITY, KANSAS**  
**KAW VALLEY ENGINEERING, INC.**  
2319 NORTH JACKSON – PO BOX 1304  
JUNCTION CITY, KANSAS 66441  
785-762-5040

REVIEW SURVEYOR’S CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF GEARY }

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR FILING PURSUANT TO AND IN COMPLIANCE WITH K.S.A. 58-2005 AND WITH THE REQUIREMENTS OF GEARY COUNTY RESOLUTION NO. 04-16-2012A. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.  
APPROVED THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

LAND SURVEYOR, JOHN B. YORK  
REGISTRATION NO. 523

CERTIFICATE OF REGISTER OF DEEDS

STATE OF KANSAS } SS  
COUNTY OF GEARY }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ AND IS DULY RECORDED IN PLAT BOOK \_\_\_\_AT PAGE \_\_\_\_.

REGISTER OF DEEDS, DIANE BRIESTENSKY-LEONARD

ENTERED ON TRANSFER RECORD THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, REBECCA BOSSEMEYER

JUNCTION CITY-GEARY COUNTY  
METROPOLITAN PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF GEARY }

THIS PLAT OF ALEXANDER ADDITION  
HAS BEEN SUBMITTED TO AND APPROVED BY THE JUNCTION CITY-GEARY COUNTY METROPOLITAN PLANNING COMMISSION, JUNCTION CITY, KANSAS.  
DATED THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

JUNCTION CITY-GEARY COUNTY  
METROPOLITAN PLANNING COMMISSION

BY \_\_\_\_\_ CHAIRMAN, MAUREEN GUSTAFSON  
\_\_\_\_\_  
SECRETARY, DAVID L. YEAROUT

**Backup material for agenda item:**

- b. Acknowledgement of receipt of letter from the City of Milford to join Junction City and Geary County in the Metropolitan Planning Commission and building code enforcement through the existing Interlocal Agreement..



**City of Junction City**  
**City Commission**  
**Agenda Memo**

August 8, 2013

**From:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**To:** City Commission & Cheryl Beatty, Interim City Manager

**Subject:** Milford Request to Join Metropolitan Planning Commission and Code Enforcement Interlocal Agreement

---

**Issue:** Acknowledgement of receipt of letter from City of Milford, Kansas, to join with the City of Junction City and Geary County in the Interlocal Agreement forming the Metropolitan Planning Commission and providing for building code enforcement.

**Explanation of Issue:** The Interlocal Agreement with Geary County that reorganized the Metropolitan Planning Commission in 2009 covered only the City of Junction City and rural Geary County. An offer was extended to the cities of Milford and Grandview Plaza to participate in the reorganization at that time, but both cities choose to retain separate Planning Commissions. The City of Milford recently decided to pursue joining with Junction City and Geary County in this Interlocal Agreement. This is presented to the City Commission to have formal acknowledgement of the receipt of this request. Staff will be preparing the necessary amendments to the Interlocal Agreement to include the City of Milford into this operation for review and discussion in the near future. Nothing will happen to the current operation unless and until the City of Junction City, Geary County, and the City of Milford agree to the language in the amended Interlocal Agreement. That will not be presented for consideration until later this year.

**Staff Recommendation:** Acknowledge receipt of the letter from the City of Milford to join Junction City and Geary County through the Interlocal Agreement through the Metropolitan Planning Commission and for building code enforcement, and direct staff to prepare the proposed amendments for discussions with the City of Milford and Geary County officials.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moved to accept the letter from the City of Milford requesting to join Junction City and Geary County in the Metropolitan Planning Commission and building code enforcement and direct staff to prepare the necessary amendments for discussion on that request.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:**

City of Milford Letter  
Existing Interlocal Agreement

CITY OF MILFORD

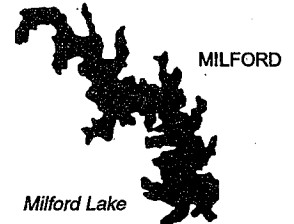
P.O. Box 279

Milford, Kansas 66514-0279

Phone (785) 463-5490

Fax (785) 463-5420

email: cmilford@twinvalley.net



August 29, 2013

Board of County Commissioners of Geary County  
City Commission of City of Junction City

Re: Interlocal Agreement for Planning, Zoning and Code Enforcement

Commissioners:

The City Council of the City of Milford, Kansas, has authorized me to contact you concerning the potential to join with Geary County and the City of Junction City through an Interlocal Agreement for membership and participation in the Metropolitan Planning Commission and Board of Zoning Appeals, and to also pursue providing building code enforcement services under the terms of the current agreement between Geary County and Junction City. I have been discussing this matter with Mr. David Yearout for many months and the City Council agreed to pursuing this change at its meeting on July 11, 2013.

The City of Milford would like to see the implementation of this change by January 1, 2014, if at all possible. We understand the Interlocal Agreement will need to be amended to the satisfaction of all parties, including the City of Milford; but we believe this change will be beneficial to all involved and provide an improved level of equal service to all the residents of our respective jurisdictions.

I understand Mr. Yearout is drafting the amendment to the Interlocal Agreement for consideration by all, subject to review and approval by our respective Attorney's. We look forward to beginning formal discussions on this very soon so we can complete this change before the end of the year.

Please let me know when we can schedule the necessary meetings to discuss this matter. If you have other questions, please let me know.

Sincerely,

Brad Roether, Mayor

# **GEARY COUNTY, KANSAS PLANNING, ZONING AND CODES AGREEMENT**

## **I. Purpose and Authorization**

The purpose of this agreement is to establish the organizational and structural arrangement between Geary County, Kansas, (hereinafter referred to as COUNTY) and the City of Junction City, Kansas, (hereinafter referred to as CITY) in the establishment of a Planning and Zoning program for all of the land within the COUNTY lying outside any incorporated city and all of the land within the corporate limits of the CITY. The authorization for this agreement is found in K.S.A. 12-741 et seq, as amended, and the applicable provisions of K.S.A. 12-701 et seq, as amended, and K.S.A. 12-2901 et seq, as amended.

Among the powers conferred on cities and counties under K.S.A. 12-741 et seq is the authorization to jointly and collectively agree between one or more cities and/or counties for the purposes of carrying out any or all of the powers and duties conferred upon individual cities and counties under said statutes. As such, the governing bodies of the COUNTY and the CITY hereby agree to establish a Planning and Zoning program collectively and for each of their respective political jurisdictions as outlined and specified herein.

## **II. Joint Planning Commission**

There is hereby established a Joint Planning Commission for the COUNTY and the CITY to be known as the "Geary County/Junction City Joint Metropolitan Planning Commission" (hereafter referred to as the Metropolitan Planning Commission). Said Metropolitan Planning Commission shall have such powers, be comprised of such members, and be authorized to perform the following:

### **A. Powers and Duties**

The Metropolitan Planning Commission shall be empowered to perform all of the statutory duties prescribed to a Planning Commission in the provisions of K.S.A. 12-741 et seq, as amended, and all other applicable Kansas Statutes which place requirements upon a city or county Planning Commission. These responsibilities shall be the same as if each jurisdiction were to create a Planning Commission for itself under the provisions of said statute.

The Metropolitan Planning Commission shall adopt bylaws governing the operation of said Metropolitan Planning Commission. The members appointed herein shall serve without compensation, but may receive reimbursement of expenses incurred in the performance of their duties as prescribed herein from funds made available for such purposes by the parties to this agreement.

## **B. Membership, Terms, Organization, Committees**

The Metropolitan Planning Commission shall consist of seven (7) members, who shall be appointed and have terms of service as follows:

1. The Board of County Commissioners the COUNTY shall appoint three (3) persons to the Metropolitan Planning Commission, a majority of whom are residents of the unincorporated portion of Geary County.
2. The governing body of the CITY shall appoint three (3) persons to the Metropolitan Planning Commission, a majority of whom are residents of the City of Junction City.
3. The seventh member shall be appointed by joint agreement of the governing body of the COUNTY and the CITY.

Of the members of the Metropolitan Planning Commission first appointed by the COUNTY and by the governing body of the CITY, one member shall serve a 1-year term, one member shall serve a 2-year term, and one member shall serve a 3-year term. The seventh member shall serve a 3-year term. Thereafter, the members appointed by either governing body shall serve for 3-year terms. Persons first appointed may be reappointed for successive terms, subject to rules, orders, or policies adopted by the respective governing bodies. Members appointed to the Metropolitan Planning Commission may be removed for cause by the entity responsible for their appointment.

The Metropolitan Planning Commission shall meet as soon as possible after the appointments provided herein to organize. The provisions of K.S.A. 12-745, and amendments thereto, shall apply to the Metropolitan Planning Commission in terms of the meetings, officers, bylaws and operations.

Once established, the Metropolitan Planning Commission, in the exercise of its duties and responsibilities, may provide for the establishments of subcommittees, task forces, or any other special committees to assist in the work of said Commission. However, the Metropolitan Planning Commission shall be responsible for any final decisions regarding the outcome of the work, subject to ultimate governing body approval by any and all affected jurisdictions to such work.

## **C. Comprehensive Plan**

The Metropolitan Planning Commission shall be responsible for the preparation and updating of a Comprehensive Plan for the COUNTY and the CITY. The content, procedures, approval process, and updating of said Comprehensive Plan shall be the same as provided in K.S.A. 12-741 et seq for a Comprehensive Plan adopted by any of the parties hereto if same were exercised separately.

**D. Capital Improvement Plan**

The Metropolitan Planning Commission shall be responsible for the preparation and updating of a Capital Improvement Plan for the COUNTY and the CITY. The content, procedures, approval process, and updating of said Capital Improvement Plan shall be the same as provided in K.S.A. 12-741 et seq for a Capital Improvement Plan adopted by any of the parties hereto if same were exercised separately.

**E. Special Studies**

The Metropolitan Planning Commission may prepare and update any special studies for the COUNTY and/or the CITY as part of the ongoing planning process. The content, procedures, approval process, and updating of said special studies shall be the same as provided in K.S.A. 12-741 et seq for a Comprehensive Plan adopted by any of the parties hereto if same were exercised separately.

**F. Zoning Regulations**

The Metropolitan Planning Commission shall be responsible for the preparation and recommendation of proposed Zoning Regulations for all of the COUNTY lying outside any incorporated city and for the CITY in the same manner as provided for a Planning Commission in K.S.A. 12-741 et seq. The responsibilities of the Metropolitan Planning Commission shall be the same as that of a Planning Commission as specified by statute. In all matters relative to the Zoning Regulations proposed, the governing body having jurisdiction shall be the final authority as provided by statute.

**G. Subdivision Regulations**

The Metropolitan Planning Commission shall be responsible for the preparation and recommendation of proposed Subdivision Regulations for all of the COUNTY lying outside any incorporated city and for the CITY in the same manner as provided for a Planning Commission in K.S.A. 12-741 et seq. The responsibilities of the Metropolitan Planning Commission shall be the same as that of a Planning Commission as specified by statute. In all matters relative to the Subdivision Regulations proposed, the governing body having jurisdiction shall be the final authority as provided by statute.

**H. Board of Zoning Appeals**

As provided in K.S.A. 12-741 et seq for a Planning Commission, the Metropolitan Planning Commission created herein shall be designated as the Board of Zoning Appeals for the zoning jurisdiction subject to this agreement. In so doing, the

Metropolitan Planning Commission shall have the full authority granted to a Board of Zoning Appeals by statute.

### **III. Geary County**

#### **A. Governing Body Duties and Obligations**

The Board of County Commissioners of Geary County, Kansas, hereby commits to the goals and objectives of this agreement in the establishment, administration and enforcement of a planning and zoning program within Geary County, Kansas, and in cooperation with the City of Junction City, Kansas. The Board of County Commissioners acknowledges its special duties and responsibilities under the terms of this agreement and hereby commits itself to perform said duties and responsibilities in a timely and responsible manner. In so doing, the Board of County Commissioners hereby commits itself to make appointments to the board created herein in a timely manner.

The Board of County Commissioners of Geary County accepts the obligation to provide staff support for the activities of the Metropolitan Planning Commission as provided within this agreement. In carrying out these obligations and responsibilities, the COUNTY may hire such staff and/or contract for such services necessary to meet these obligations.

#### **B. Financial Support**

The Board of County Commissioners of Geary County, Kansas, hereby commits to providing the financial support necessary for the successful administration and enforcement of the planning and zoning program within Geary County and in cooperation with the City of Junction City as established by this agreement. The Board of County Commissioners acknowledges its special role in financing the activities of the Metropolitan Planning Commission as provided within this agreement. Further, the Board of County Commissioners recognizes that the staff support provided for the Commission shall be made available to assist the CITY in carrying out the duties and responsibilities of the planning and zoning program applicable to the CITY, including but not limited to, accepting and processing all applications required under the zoning and subdivision regulations, as well as providing such assistance to other cities within Geary County that may seek such assistance in planning and zoning matters.

### **IV. City of Junction City.**

#### **A. Governing Body Duties and Obligations**

The governing body of the City of Junction City, Kansas, hereby commits to the goals and objectives of this agreement in the establishment, administration and

enforcement of a planning and zoning program within Geary County, Kansas, and in cooperation with the Geary County, Kansas. The governing body of the City of Junction City acknowledges its special duties and responsibilities under the terms of this agreement and hereby commits itself to perform said duties and responsibilities in a timely and responsible manner. In so doing, the governing body of the City of Junction City hereby commits itself to make appointments to the board created herein in a timely manner.

The governing body of the City of Junction City accepts the obligation to provide support for the activities of the Metropolitan Planning Commission by providing office space and supporting services for staff of the Metropolitan Planning Commission as provided within this agreement.

#### **B. Financial Support**

The governing body of the City of Junction City hereby commits to providing the financial support necessary for the successful administration and enforcement of the planning and zoning program established herein. The governing body of the City of Junction City acknowledges its special role in supporting the activities of the Metropolitan Planning Commission. Further, the governing body of the City of Junction City recognizes that the support services it provides as provided within this agreement may also be made available to assist the activities of any other boards or commissions of Geary County created hereunder.

### **V. Existing Planning Commission**

The existing Metropolitan Planning Commission created by Geary County and Junction City is to remain in effect until the Metropolitan Planning Commission is established as provided herein. At such time, such existing Metropolitan Planning Commission shall cease to exist.

#### **A. Members**

The members of the existing Metropolitan Planning Commission are to continue to serve as appointed members of said Commission until such time as the Metropolitan Planning Commission is established as provided in this agreement. Said members may be appointed by the appropriate governing body to the Metropolitan Planning Commission if they meet the residency qualifications thereof.

#### **B. Comprehensive Plan**

The Comprehensive Plan previously adopted for Geary County and Junction City shall remain in effect, even after the appointment of the Metropolitan Planning Commission as provided herein, the same as though adopted under the provisions of

this agreement. Said Comprehensive Plan shall remain valid until such time that an updated Comprehensive Plan has been prepared and adopted as provided herein.

**C. Zoning Regulations**

The Zoning Regulations previously adopted for Geary County and Junction City shall remain in effect, even after the appointment of the Metropolitan Planning Commission as provided herein, the same as though adopted under the provisions of this agreement, and until such time that new or amended Zoning Regulations have been prepared and adopted as provided herein.

**D. Subdivision Regulations**

The Subdivision Regulations previously adopted for Geary County and Junction City shall remain in effect, even after the appointment of the Metropolitan Planning Commission as provided herein, the same as though adopted under the provisions of this agreement, and until such time that new or amended Subdivision Regulations have been prepared and adopted as provided herein.

**VI. Staffing, Support Services, Budget and Other Services**

The COUNTY and the CITY hereby agree to the adoption of sufficient funds within their respective budgets on an annual basis for the support necessary to carry out the purpose and intent of this agreement. Said budgets shall address the following issues as set forth herein.

**A. Staffing**

The staff support for the Metropolitan Planning Commission established herein, including the staff support for the Board of Zoning Appeals, shall be provided by the COUNTY. Said positions shall initially be a Director of Planning and Zoning and a Secretary/Administrative Assistant. Said positions shall be a part of the COUNTY budget, paid from the General Fund thereof, and said positions shall have the duties, responsibilities and compensation established by the COUNTY. Said positions shall be under the rules, regulations and policies of the COUNTY regarding all aspects of employment.

It is agreed the Director of Planning and Zoning shall have the education and/or experience to perform the normal duties associated with such a position within local government in Kansas. The staff positions established herein are recognized as being responsible for the administration and enforcement of all the support duties and responsibilities assigned to the Metropolitan Planning Commission as provided within this agreement.



## **B. SUPPORT SERVICES**

The CITY shall include sufficient funds within the General Fund of the CITY to cover the costs with providing office space and other ancillary supporting functions to include, but not be limited to, access to copiers, computer equipment and access to supporting networks, office supplies and other sundry services, and other similar needs normally found within the Commodities portion of the budget for the operation of the Department of Planning and Zoning in support of the Metropolitan Planning Commission in all its duties and responsibilities.

## **C. BUDGET**

The operating budget for the Planning and Zoning Department shall be carried within the General Fund of the COUNTY. All operating funds for the Department shall be transferred from the CITY to the COUNTY for processing through the COUNTY; provided, however, if the CITY chooses to include the monies to support the Commodities portion of the department through the CITY budget, the CITY shall provide the authorization for the Director of Planning and Zoning to process payments there from.

## **D. OTHER SERVICES**

When during the course of events it is requested by the Metropolitan Planning Commission or Director of Planning and Zoning the funds be made available to provide outside assistance to update the Comprehensive Plan, revise or amend the Zoning and/or Subdivision Regulations, or conduct such other special studies, and it is it is determined by the governing bodies of the COUNTY and the CITY to consent to such request; the COUNTY and the CITY shall include in the annual budget supporting this effort within the Planning and Zoning budget as monies for Contractual Service in a sufficient amount to conduct such work. In so doing, the COUNTY and the CITY shall equally share the costs of such work from their respective General Funds.

When determined that any other equipment or other items that might be determined within normal budgeting operations as Capital Equipment, the annual budget supporting this effort within the Planning and Zoning budget as monies for Capital Equipment in a sufficient amount to acquire such equipment. In so doing, the COUNTY and the CITY shall equally share the costs of such work from their respective General Funds.

## **VII. Building Codes and Building Code Enforcement**

The COUNTY and the CITY hereby agree to the adoption, administration and enforcement of building codes for all of the land within the COUNTY lying outside any incorporated city and all of the land within the corporate limits of the CITY. The version of the building

codes to be adopted shall be determined from time to time by separate action of the respective governing bodies.

**A. Staffing**

The staff of the CITY within the CITY Inspection Department shall be responsible for the administration and enforcement of the building codes adopted under the terms of this agreement. Said positions shall be a part of the CITY budget, paid in the manner determined by the CITY, and said positions shall have the duties, responsibilities and compensation established by the CITY. Said positions shall be under the rules, regulations and policies of the CITY regarding all aspects of employment.

**B. FEES AND FUNDS**

The fees for permits, inspections, reinspections and other services provided by the Inspection Department in carrying out its responsibilities under the terms of this agreement shall be retained by the CITY for compensation for all costs associated with the operation of the Inspection Department. If additional funds are necessary to support the Inspection Department due to insufficiencies of revenue from such fees; such funds shall be provided exclusively by the CITY from any other funds available to the CITY. Fee structures shall be reviewed annually as part of the general budgeting process and may be set at different rates for work within the CITY as opposed to work in the COUNTY due to time and distances to provide the services for inspections, reinspections and other services. It is agreed that the actual cost of building permits shall be consistent regardless of location.

**VIII. Grants**

In the event that grants or other funds are made available to support the Metropolitan Planning Commission work, or any the other operation covered by the terms of this agreement, said monies shall be used to the extent governed by the rules of the granting agency to share the costs of providing support by the COUNTY and the CITY equally. If the rules of the granting agency do not allow such an equal compensation to the COUNTY and the CITY, then the split shall be as determined by the granting agency.

**IX. Supplemental Agreements**

Notwithstanding the provisions of this agreement, any and all parties may enter into supplemental agreements on the same subjects addressed herein when it is deemed appropriate and necessary to carry out the duties and obligations of the parties hereto.

**X. Duration and Effect.**

This Agreement shall be perpetual in duration, unless terminated in accordance with Section XI, and be in effect upon approval by the Attorney General pursuant to KSA 12-2904 and filing with the Geary County Register of Deeds and the Kansas Secretary of State pursuant to KSA 12-2905.

**XI Termination of Agreement**

Any party to this agreement may terminate its participation by giving sixty (60) days notice to the other parties of its intent to terminate.

**XII. Governing Law**

This agreement shall be governed by the laws of the State of Kansas.

**XIII. Entire Agreement**

This agreement constitutes the entire and integrated agreement between all parties hereto and supersedes all prior negotiations, representations, understandings, or agreements either written or oral.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**GEARY COUNTY, KANSAS**

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Commissioner

By: \_\_\_\_\_  
Commissioner

ATTEST: \_\_\_\_\_  
County Clerk

**CITY OF JUNCTION CITY, KANSAS**

By: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

This Interlocal Agreement was approved by the Attorney General of the State of Kansas on \_\_\_\_\_, 2009.

\_\_\_\_\_  
Attorney General

This Interlocal Agreement was filed with the Geary County Register of Deeds on \_\_\_\_\_, 2009 and with the Kansas Secretary of State of \_\_\_\_\_, 2009.

**Backup material for agenda item:**

- c. Consideration to publish and set a public hearing date for the 2014 budget.

**CERTIFICATE**  
To the Clerk of Geary County, State of Kansas  
We, the undersigned, officers of

**Junction City**

certify that: (1) the hearing mentioned in the attached publication was held;  
(2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditures for the various funds for the year 2014; and  
(3) the Amounts(s) of 2013 Ad Valorem Tax are within statutory limitations.

		2014 Adopted Budget		
		Budget Authority for Expenditures	Amount of 2013 Ad Valorem Tax	County Clerk's Use Only
<b>Table of Contents:</b>				
Computation to Determine Limit for 2014	2			
Allocation of MVT, RVT, 16/20M Veh Tax	3			
Schedule of Transfers	4			
Statement of Indebtedness	5			
Statement of Lease-Purchases	6			
Computation to Determine State Library Grant	7			
<b>Fund</b>	<b>K.S.A.</b>			
General	12-101a	8	18,825,436	1,864,834
Debt Service	10-113	9	13,434,934	4,994,856
Library (20)	12-1220	9	811,598	767,485
Economic Development (19)		10	807,267	263,244
Capital Improvement (25)		10	1,100,000	
Fire Reserve (26)		11	568,793	350,771
Employee Benefit (35)		11	225,000	
Utility Charges (30)		12		
Special Highway		13	990,000	
Drug & Alcohol (47)		13	140,183	
Special Law Enforcement (50)		14	384,534	
Water & Wastewater (15)		14	11,564,184	
Storm Water (18)		15	1,137,228	
Solid Waste (23)		15	1,362,901	
Bluffs RHID (02)		16	295,000	
CDBG Revolving Loan (52)		16	325,000	
Spin City (10)		17	19,048	
Non-Budgeted Funds-A		18		
Non-Budgeted Funds-B		19		
<b>Totals</b>	xxxxx		51,991,106	8,241,190
Is an Ordinance required to be passed, published, and attached to the budget			No	County Clerk's Use Only
Budget Summary	1A			
Neighborhood Revitalization Rebate	7			
Assisted by:				Nov 1, 2013 Total Assessed Valuation

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Attest: \_\_\_\_\_ 2013

County Clerk \_\_\_\_\_ Governing Body \_\_\_\_\_





Junction City

2014

**Allocation of Motor, Recreational, 16/20M Vehicle Tax & Slider**

Budgeted Fund for 2013	Budget Tax Levy Amount for 2012	Allocation for Year 2014		
		MVT	RVT	16/20M Veh
General (01)	1,458,463	124,468	867	1,781
Bond & Interest (12)	5,702,620	486,672	3,393	6,969
Library (20)	762,592	65,081	454	932
Economic Development	170,651	14,564	102	209
Capital Improvement (25)				
Fire Reserve (26)	129,949	11,090	77	159
Employee Benefit (35)				
Utility Charges (30)				
<b>TOTAL</b>	<b>8,224,275</b>	<b>701,875</b>	<b>4,893</b>	<b>10,050</b>

County Treas Motor Vehicle Estimate	<u>701,875</u>		
County Treasurers Recreational Vehicle Estimate		<u>4,893</u>	
County Treasurers 16/20M Vehicle Estimate			<u>10,050</u>
Motor Vehicle Factor	<u>0.08534</u>		
Recreational Vehicle Factor		<u>0.00059</u>	
16/20M Vehicle Factor			<u>0.00122</u>

Expenditure Fund Transferred From:	Receipt Fund Transferred To:	Actual Amount for 2012	Current Amount for 2013	Proposed Amount for 2014	Transfers Authorized by Statute
Water & Wastewater	General Fund	970,000	970,000	970,000	KSA 12-825d
Storm Water	General Fund	32,500	32,500	32,500	KSA 12-825d
Special Highway	Debt Service	400,000	400,000	400,000	KSA 10-1209
Storm Water	Debt Service	450,000	450,000	450,000	KSA 10-1209
Solid Waste	General Fund	70,000	70,000	70,000	KSA 12-825d
Spin City	General Fund	-	-	19,048	
	<b>Totals</b>	1,922,500	1,922,500	1,941,548	
	<b>Adjustments</b>				
	<b>Adjusted Totals</b>	1,922,500	1,922,500	1,941,548	

**\*Note:** Adjustments are required only if the transfer is being made in 2013 and/or 2014 from a non-budgeted fund.

STATEMENT OF INDEBTEDNESS

Type of Debt	Date of Issue	Date of Retirement	Interest Rate %	Amount Issued	Beginning Amount Outstanding Jan 1, 2013	Date Due		Amount Due 2013		Amount Due 2014	
						Interest	Principal	Interest	Principal	Interest	Principal
General Obligation:											
Series DO	6/15/2005	9/1/2025	4.93	6,000,000	4,620,000	3/1	9/1	220,725	265,000	208,800	280,000
Series DP	5/15/2007	9/1/2027	4.38	25,480,000	20,355,000	3/1	9/1	964,550	980,000	925,350	1,020,000
Series DQ	5/15/2008	9/1/2028	4.28	1,320,000	3,110,000	3/1	9/1	60,876	105,000	56,414	100,000
Series DR	5/15/2008	9/1/2028	5.63	10,265,000	9,230,000	3/1	9/1	527,438	360,000	507,638	380,000
Series DS	9/15/2008	9/15/2028	4.13	382,000	328,166	3/1	9/15	13,537	14,883	12,923	15,497
Series DT	10/27/2008	9/1/2024	5.25	1,995,000	1,709,502	3/1 - 9/1	3/1 - 9/1	88,387	105,438	82,779	111,046
Series DU	5/15/2009	9/1/2029	4.56	33,515,000	31,040,000	3/1	9/1	1,349,858	1,305,000	1,284,608	1,370,000
Series DW	5/1/2010	9/1/2031	4.13	33,220,000	31,700,000	3/1	9/1	1,212,194	1,250,000	1,184,069	1,285,000
Series DX	5/1/2010	9/1/2031	4.13	5,690,000	5,320,000	3/1	9/1	302,450	185,000	296,900	190,000
Series 2011A	7/25/2011	9/1/2034	4.92	3,835,000	3,835,000	3/1 - 9/1	9/1	189,750	0	189,744	0
Series 2011 B	7/25/2011	9/1/2036	5.50	825,000	825,000	3/1 - 9/1	9/1	45,375	0	45,375	0
Series 2011 C	7/25/2011	9/1/2026	5.38	410,000	410,000	3/1 - 9/1	9/1	22,825	0	22,825	0
Series 2013A	7/3/2013	9/1/2024	2.75	8,050,000	7,995,000	3/1 - 9/1	9/1	0	0	173,613	700,000
<b>Total G.O. Bonds</b>					<b>120,477,668</b>			<b>4,997,963</b>	<b>4,570,321</b>	<b>4,991,036</b>	<b>5,451,543</b>
Revenue Bonds:											
KDHE 1534 WW	3/1/2002	3/1/2022	3.52	3,849,275	1,592,329	3/1	9/1	50,827	153,254	45,772	158,696
KDHE 1694 WW	3/1/2007	9/1/2026	2.71	6,002,166	4,550,701	3/1	9/1	110,290	271,275	103,572	278,676
KDHE 2084 Water	8/1/2002	8/1/2022	4.45	744,293	406,509	3/1	9/1	16,310	35,236	14,849	36,821
KDHE 2494 Water	2/1/2011	8/1/2030	3.82	640,000	226,782	3/1	9/1	8,266	9,160	7,786	9,688
Series DP	5/15/2007	9/1/2027	4.38	4,205,000	3,575,000	3/1	9/1	169,400	175,000	162,400	180,000
Series DQ	5/15/2008	9/1/2028	4.38	1,950,000	1,790,000	3/1	9/1	73,068	75,000	69,880	80,000
Series DV	5/21/2009	9/1/2017	2.97	5,765,000	3,705,000	3/1	9/1	123,013	745,000	100,663	770,000
<b>Total Revenue Bonds</b>					<b>15,846,321</b>			<b>551,173</b>	<b>1,463,925</b>	<b>504,921</b>	<b>1,513,882</b>
Other:											
KDOT 27	8/1/2006	8/1/2017	3.82	3,000,000	1,398,403	2/1	8/1	50,482	273,984	40,592	284,560
KDOT 67	10/1/2007	8/1/2027	3.92	6,000,000	4,947,198	2/1	8/1	181,562	259,803	172,027	269,987
KDOT 72	1/15/2008	8/1/2027	3.77	6,000,000	4,900,869	2/1	8/1	172,511	262,805	163,260	272,713
KDOT 103	8/1/2011	8/1/2029	3.50	106,643	102,586	2/1	8/1	3,396	4,210	3,248	4,368
KDOT 107	8/1/2011	8/1/2029	3.51	479,634	435,411	2/1	8/1	15,283	18,775	14,624	19,481
KDOT 109	1/27/2011	8/1/2028	4.36	3,710,843	3,274,505	2/1	8/1	134,582	145,784	128,590	152,140
KDOT 121	8/1/2011	8/1/2029	3.40	424,735	385,473	2/1	8/1	13,106	16,767	12,536	17,379
<b>Total Other</b>					<b>15,444,445</b>			<b>570,922</b>	<b>982,128</b>	<b>534,877</b>	<b>1,020,628</b>
<b>Total Indebtedness</b>					<b>151,768,434</b>			<b>6,120,058</b>	<b>7,016,374</b>	<b>6,030,834</b>	<b>7,986,053</b>

STATEMENT OF CONDITIONAL LEASE-PURCHASE AND CERTIFICATE OF PARTICIPATION\*

Item Purchased	Contract Date	Term of Contract (Months)	Interest Rate %	Total Amount Financed (Beginning Principal)	Principal Balance On Jan 1, 2013	Payments Due 2013	Payments Due 2014
Airport Hangar	4/28/2003	180	5.49	220,100	101,815	21,732	21,732
Public Works/Amb/Police etc	7.20/2012	84	2.90	1,614,402	1,433,961	350,332	350,332
Park - Luis Nater Building	6/28/2005	120	5.80	325,000	114,867	42,268	42,268
Ambulance 09 (LY)	4/1/2009	60	3.65	219,375	14,648	30,385	14,920
Police Software (LY)	3/19/2009	60	6.94	314,776	99,451	69,623	34,812
Golf Equipment	3/10/2009	48	4.75	15,185	1,060	1,070	0
Golf Mowers	7/5/2013	55	3.49	88,329	88,329	9,703	19,448
Debt Fund:							
Industrial Park Land	4/12/2006	76	6.71	769,900	291,160	106,752	106,752
Land & Bldg Spin City	3/1/2009	120	4.45	840,000	568,797	104,615	104,615
Land - Elmdale (LY)	1/1/2003	120	4.34	800,000	188,457	99,191	99,613
Certificate of Participation:							
Bluffs RHID Project	12/15/2006	180	4.00	4,475,000	2,570,000	485,888	486,888
				<b>Totals</b>	<b>5,472,545</b>	<b>1,321,559</b>	<b>1,281,380</b>

\*\*\*If you are merely leasing/renting with no intent to purchase, do not list--such transactions are not lease-purchases.

Junction City

2014

**2014 Neighborhood Revitalization Rebate**

Budgeted Funds for 2014	2013 Ad Valorem before Rebate**	2013 Mil Rate before Rebate	Estimate 2014 NR Rebate
General (01)	1,458,463	8.457	98,682
Bond & Interest (12)	5,702,620	33.066	385,847
Library (20)	762,592	4.422	51,598
Economic Development (19)	170,651	0.989	11,546
Capital Improvement (25)			
Fire Reserve (26)	129,949	0.753	8,793
Employee Benefit (35)			
Utility Charges (30)			
TOTAL	8,224,275	47.687	556,466

2013 July 1 Valuation: 172,463,635Valuation Factor: 172,463.635Neighborhood Revitalization Subj to Rebate: 11,669,123Neighborhood Revitalization factor: 11,669.123

\*\*This information comes from the 2014 Budget Summary page. See instructions tab #13 for completing the Neighborhood Revitalization Rebate table.

Junction City

2014

**FUND PAGE FOR FUNDS WITH A TAX LEVY**

Adopted Budget General (01)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	1,753,807	2,586,093	1,598,254
Receipts:			
Ad Valorem Tax	668,350	1,458,463	xxxxxxxxxxxxxxxxxx
Delinquent Tax	129,338	50,000	75,000
Motor Vehicle Tax	239,224	62,869	124,468
Recreational Vehicle Tax	1,587	504	867
16/20M Vehicle Tax	299	740	1,781
Gross Earning (Intangible) Tax	0		0
LAVTR	0		0
City and County Revenue Sharing	0		0
Community Links - Highway	34,830	35,000	35,000
Mineral Production Tax	0	0	0
Local Alcoholic Liquor	167,722	159,675	160,000
Compensating Use Tax	914,639	850,000	900,000
Local Sales Tax	6,213,371	5,900,000	5,950,000
Franchise Tax	1,833,692	1,865,000	1,850,000
Licenses & permits	335,164	350,000	350,000
In Lieu of Tax	16,406	15,000	15,000
Charges for Services Other	140,340	93,000	90,000
Charges for Services Golf	355,311	425,000	425,000
Charges for Services Swimming Pool	79,750	75,000	75,000
Charges for Services Ambulance	1,196,187	1,450,000	1,295,000
Charges for Services Opera House	0	0	120,000
Charges for Services Spin City	0	0	175,000
Charges for Services - Recreation	9,128	10,000	14,000
Transfer in - Utility Franchise Fees	1,007,306	1,072,500	1,072,500
Intergovernmental (Ambulance/Dispatch/etc)	1,071,057	1,055,000	1,195,000
Rent	110,516	120,000	110,000
Lease/Purchase Proceeds	863,862	0	109,000
Disposal of Property	35,430	15,000	20,000
Insurance Proceeds	3,344	0	0
Grant Proceeds	13,762	0	0
Nuisance Blight Fees	348,901	0	250,000
Fines & Forfeitures	856,338	900,000	900,000
Transfer in - Close out Spin City Fund			19,048
In Lieu of Taxes (IRB)			
Interest on Idle Funds	12,755	10,000	10,000
Miscellaneous	39,637	50,000	75,000
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>16,698,246</b>	<b>16,022,751</b>	<b>15,416,664</b>
<b>Resources Available:</b>	<b>18,452,053</b>	<b>18,608,844</b>	<b>17,014,918</b>

Page No. 8

Junction City

FUND PAGE - GENERAL

[illegible]

Junction City

2014

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget Debt Service	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	2,278,326	2,085,600	1,633,525
Receipts:			
Ad Valorem Tax	5,605,444	5,702,620	xxxxxxxxxxxxxxx
Delinquent Tax	268,791	75,000	
Motor Vehicle Tax	196,945	529,436	486,672
Recreational Vehicle Tax	1,389	4,247	3,393
16/20M Vehicle Tax	3,762	6,231	6,969
City Sales Tax	3,787,003	3,600,000	3,600,000
Special Assessments	2,900,364	1,900,000	2,000,000
Rent Income	523,236	533,000	0
Transfer In	850,000	850,000	850,000
Interest on Idle Funds		5,000	5,000
Miscellaneous	210,000	150,000	0
Does miscellaneous exceed 10% Total Rev			
Total Receipts	14,346,934	13,355,534	6,952,034
Resources Available:	16,625,260	15,441,134	8,585,559
Expenditures:			
General Obligation Bonds	10,628,862	10,441,014	10,442,579
IRB Economic Development Bonds	1,826,297	585,649	60,000
KDOT Revolving Loans	1,412,983	1,591,651	1,555,505
Land & Building Loans	203,658	301,259	310,980
RHID Bond Payment	17,826	191,000	191,888
Debt Reserve		300,000	450,000
Service Fees			38,135
Neighborhood Revitalization Rebate	450,034	397,036	385,847
Miscellaneous		0	
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	14,539,660	13,807,609	13,434,934
Unencumbered Cash Balance Dec 31	2,085,600	1,633,525	xxxxxxxxxxxxxxx
2012/2013 Budget Authority Amount:	15,136,000	13,807,609	xxxxxxxxxxxxxxx
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		13,434,934
	Tax Required		4,849,375
Delinquent Comp Rate:	3.0%		145,481
Amount of 2013 Ad Valorem Tax			4,994,856

Adopted Budget Library (20)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	6,503	13,333	0
Receipts:			
Ad Valorem Tax	737,420	762,592	xxxxxxxxxxxxxxx
Delinquent Tax	59,046	0	
Motor Vehicle Tax	54,337	69,651	65,081
Recreational Vehicle Tax	673	559	454
16/20M Vehicle Tax	378	820	932
Interest on Idle Funds			
Miscellaneous	0		
Does miscellaneous exceed 10% Total Rev			
Total Receipts	851,854	833,622	66,467
Resources Available:	858,357	846,955	66,467
Expenditures:			
Tax Distribution	785,820	760,000	760,000
Neighborhood Revitalization Rebate	59,204	53,093	51,598
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	845,024	813,093	811,598
Unencumbered Cash Balance Dec 31	13,333	33,862	xxxxxxxxxxxxxxx
2012/2013 Budget Authority Amount:	858,357	813,093	xxxxxxxxxxxxxxx
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		811,598
	Tax Required		745,131
Delinquent Comp Rate:	3.0%		22,354
Amount of 2013 Ad Valorem Tax			767,485



Junction City

2014

**FUND PAGE FOR FUNDS WITH A TAX LEVY**

Adopted Budget	Prior Year	Current Year	Proposed Budget
Economic Development (19)	Actual for 2012	Estimate for 2013	Year for 2014
Unencumbered Cash Balance Jan 1	71,336	78,740	54,323
Receipts:			
Ad Valorem Tax	159,503	170,651	xxxxxxxxxxxxxxxx
Delinquent Tax	9,233	10,000	9,000
Motor Vehicle Tax	9,076	15,065	14,564
Recreational Vehicle Tax	82	121	102
16/20M Vehicle Tax	17	177	209
In Lieu of Tax	3,026	0	0
Spirit of 76 Rent Income			473,492
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>180,937</b>	<b>196,014</b>	<b>497,367</b>
<b>Resources Available:</b>	<b>252,273</b>	<b>274,754</b>	<b>551,690</b>
Expenditures:			
Contract Services	158,249	128,550	127,500
Budgeted Reserve	0	80,000	100,000
Spirit of 76	2,478		568,221
Neighborhood Revitalization Rebate	12,806	11,881	11,546
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>173,533</b>	<b>220,431</b>	<b>807,267</b>
Unencumbered Cash Balance Dec 31	78,740	54,323	xxxxxxxxxxxxxxxx
2012/2013 Budget Authority Amount:	330,897	220,431	xxxxxxxxxxxxxxxx
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	807,267
		Tax Required	255,577
Delinquent Comp Rate:		3.0%	7,667
Amount of 2013 Ad Valorem Tax			263,244

Adopted Budget	Prior Year	Current Year	Proposed Budget
Capital Improvement (25)	Actual for 2012	Estimate for 2013	Year for 2014
Unencumbered Cash Balance Jan 1	-299,601	518,027	839,189
Receipts:			
Ad Valorem Tax	344,098	0	xxxxxxxxxxxxxxxx
Delinquent Tax	107,381		
Motor Vehicle Tax	5,138		
Recreational Vehicle Tax	64		
16/20M Vehicle Tax	1,938		
ED Projects	386,635	400,000	300,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>845,254</b>	<b>400,000</b>	<b>300,000</b>
<b>Resources Available:</b>	<b>545,653</b>	<b>918,027</b>	<b>1,139,189</b>
Expenditures:			
Capital Projects	0	78,838	1,100,000
Neighborhood Revitalization Rebate	27,626	0	0
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>27,626</b>	<b>78,838</b>	<b>1,100,000</b>
Unencumbered Cash Balance Dec 31	518,027	839,189	xxxxxxxxxxxxxxxx
2012/2013 Budget Authority Amount:	28,000	78,838	xxxxxxxxxxxxxxxx
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	1,100,000
		Tax Required	0
Delinquent Comp Rate:		3.0%	0
Amount of 2013 Ad Valorem Tax			0

Junction City

2014

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget Fire Reserve (26)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	33,001	141,825	216,913
Receipts:			
Ad Valorem Tax	131,214	129,949	xxxxxxxxxxxxxxxx
Delinquent Tax	9,659	5,000	
Motor Vehicle Tax	9,587	12,390	11,090
Recreational Vehicle Tax	66	99	77
16/20M Vehicle Tax	83	146	159
Interest on Idle Funds			
Miscellaneous	50	50	
Does miscellaneous exceed 10% Total Rec			
Total Receipts	150,659	147,634	11,326
Resources Available:	183,660	289,459	228,239
Expenditures:			
Protective Gear	0	0	20,000
Fire Equipment	19,841	20,000	30,000
Capital Equipment	11,460	43,500	510,000
Neighborhood Revitalization Rebate	10,534	9,046	8,793
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	41,835	72,546	568,793
Unencumbered Cash Balance Dec 31	141,825	216,913	xxxxxxxxxxxxxxxx
2012/2013 Budget Authority Amount:	154,194	172,546	xxxxxxxxxxxxxxxx
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		568,793
	Tax Required		340,554
Delinquent Comp Rate:	3.0%		10,217
Amount of 2013 Ad Valorem Tax			350,771

Adopted Budget Employee Benefit (35)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	-147,057	129,670	129,670
Receipts:			
Ad Valorem Tax	349,531	0	xxxxxxxxxxxxxxxx
Delinquent Tax	96,225	0	
Motor Vehicle Tax	45,706		
Recreational Vehicle Tax	330		
16/20M Vehicle Tax	1,413		
KERIT Dividends	33,975		
Retiree Contributions	129,408		125,000
Interest on Idle Funds			
Miscellaneous	0		
Does miscellaneous exceed 10% Total Rec			
Total Receipts	656,588	0	125,000
Resources Available:	509,531	129,670	254,670
Expenditures:			
Retiree Health Care	285,129	0	125,000
Other Services	94,732		100,000
Neighborhood Revitalization Rebate			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	379,861	0	225,000
Unencumbered Cash Balance Dec 31	129,670	129,670	xxxxxxxxxxxxxxxx
2012/2013 Budget Authority Amount:	431,100	0	xxxxxxxxxxxxxxxx
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		225,000
	Tax Required		0
Delinquent Comp Rate:	3.0%		0
Amount of 2013 Ad Valorem Tax			0

Junction City

2014

**FUND PAGE FOR FUNDS WITH A TAX LEVY**

Adopted Budget Utility Charges (30)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	-83,184	0	0
Receipts:			
Ad Valorem Tax	39,316	0	xxxxxxxxxxxxxxxx
Delinquent Tax	41,130	0	0
Motor Vehicle Tax	4,723		
Recreational Vehicle Tax	43		
16/20M Vehicle Tax	711		
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>85,923</b>	<b>0</b>	<b>0</b>
<b>Resources Available:</b>	<b>2,739</b>	<b>0</b>	<b>0</b>
Expenditures:			
	0	0	0
Neighborhood Revitalization Rebate	2,739		
Miscellaneous			
Does miscellaneous exceed 10% Total Ex			
<b>Total Expenditures</b>	<b>2,739</b>	<b>0</b>	<b>0</b>
Unencumbered Cash Balance Dec 31	0	0	xxxxxxxxxxxxxxxx
2012/2013 Budget Authority Amount:	3,232	0	xxxxxxxxxxxxxxxx
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			0
Tax Required			0
Delinquent Comp Rate:		3.0%	0
Amount of 2013 Ad Valorem Tax			0

Adopted Budget 0	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Ad Valorem Tax		0	xxxxxxxxxxxxxxxx
Delinquent Tax			
Motor Vehicle Tax			
Recreational Vehicle Tax			
16/20M Vehicle Tax			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Resources Available:</b>	<b>0</b>	<b>0</b>	<b>0</b>
Expenditures:			
Neighborhood Revitalization Rebate			
Miscellaneous			
Does miscellaneous exceed 10% Total Ex			
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>
Unencumbered Cash Balance Dec 31	0	0	xxxxxxxxxxxxxxxx
2012/2013 Budget Authority Amount:	0	0	xxxxxxxxxxxxxxxx
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			0
Tax Required			0
Delinquent Comp Rate:		3.0%	0
Amount of 2013 Ad Valorem Tax			0

Junction City

2014

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget Special Highway	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	409,924	486,654	365,594
Receipts:			
State of Kansas Gas Tax	613,680	603,940	625,600
County Transfers Gas		0	0
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>613,680</b>	<b>603,940</b>	<b>625,600</b>
<b>Resources Available:</b>	<b>1,023,604</b>	<b>1,090,594</b>	<b>991,194</b>
Expenditures:			
Commodities			
Contract Services	136,950	325,000	590,000
Transfer to Debt Service	400,000	400,000	400,000 x
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>536,950</b>	<b>725,000</b>	<b>990,000</b>
Unencumbered Cash Balance Dec 31	486,654	365,594	1,194
2012/2013 Budget Authority Amount:	695,000	725,000	

**Adopted Budget**

Drug & Alcohol (47)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	120,142	132,450	75,848
Receipts:			
Liquor Tax	83,861	79,837	80,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>83,861</b>	<b>79,837</b>	<b>80,000</b>
<b>Resources Available:</b>	<b>204,003</b>	<b>212,287</b>	<b>155,848</b>
Expenditures:			
Personnel Services	0	71,439	80,183
Commodities	70,147	30,000	30,000
Contract Services	1,406	35,000	30,000
Capital Equipment			0
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>71,553</b>	<b>136,439</b>	<b>140,183</b>
Unencumbered Cash Balance Dec 31	132,450	75,848	15,665
2012/2013 Budget Authority Amount:	117,359	136,439	

Junction City

2014

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget Special Law Enforcement (50)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	288,511	262,675	303,691
Receipts:			
Drug Forfeitures	179,909	200,000	100,000
Court Fines for Training			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>179,909</b>	<b>200,000</b>	<b>100,000</b>
<b>Resources Available:</b>	<b>468,420</b>	<b>462,675</b>	<b>403,691</b>
Expenditures:			
Personnel	18,624	18,984	19,534
Commodities	165,895	100,000	75,000
Contract Services	21,226	40,000	40,000
Capital Outlay	0	0	250,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>205,745</b>	<b>158,984</b>	<b>384,534</b>
Unencumbered Cash Balance Dec 31	262,675	303,691	19,157
2012/2013 Budget Authority Amount:	368,382	318,984	

**Adopted Budget**

Water & Wastewater (15)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	2,735,136	4,891,105	2,935,930
Receipts:			
Charges for Services Water	6,374,269	4,950,000	5,025,000
Charges for Services Wastewater	3,380,964	5,450,000	5,276,000
Lease Purchase Proceeds	108,253		
Miscellaneous	301,817	0	
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>10,165,303</b>	<b>10,400,000</b>	<b>10,301,000</b>
<b>Resources Available:</b>	<b>12,900,439</b>	<b>15,291,105</b>	<b>13,236,930</b>
Expenditures:			
WATER:			
Personnel	450,846	758,233	642,374
Commodities	204,410	153,052	182,625
Contract Services	1,601,417	1,865,654	1,882,465
Capital Outlay	121,328	1,814,224	2,017,000
Debt Principal & Interest	690,110	2,060,203	1,197,694
Transfer to General Fund-Franchise Fee	485,000	485,000	485,000 x
WASTEWATER:			
Personnel	401,396	589,416	624,720
Commodities	104,544	104,788	157,958
Contract Services	2,074,904	2,048,644	2,185,792
Capital Outlay	43,518	610,326	829,500
Debt Principal & Interest	1,346,861	1,380,635	874,056
Transfer to General Fund-Franchise Fee	485,000	485,000	485,000 x
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>8,009,334</b>	<b>12,355,175</b>	<b>11,564,184</b>
Unencumbered Cash Balance Dec 31	4,891,105	2,935,930	1,672,746
2012/2013 Budget Authority Amount:	8,170,314	10,937,448	

See Tab C

Junction City

2014

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget Storm Water (18)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	637,571	714,150	606,601
Receipts:			
Charges for Services	781,780	800,000	821,000
Interest on Idle Funds			
Miscellaneous	0		
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>781,780</b>	<b>800,000</b>	<b>821,000</b>
<b>Resources Available:</b>	<b>1,419,351</b>	<b>1,514,150</b>	<b>1,427,601</b>
Expenditures:			
Personnel	50,015	73,549	83,508
Commodities	87	31,500	33,860
Contract Services	172,599	320,000	237,360
Capital Outlay	0	0	300,000
Transfer to Debt Services	450,000	450,000	450,000 x
Transfer to General Fund	32,500	32,500	32,500 x
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>705,201</b>	<b>907,549</b>	<b>1,137,228</b>
Unencumbered Cash Balance Dec 31	714,150	606,601	290,373
2012/2013 Budget Authority Amount:	878,500	1,137,549	

**Adopted Budget**

Adopted Budget Solid Waste (23)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	-156,178	106,454	221,933
Receipts:			
Chrges for Services	1,447,276	1,423,120	1,740,196
Interest on Idle Funds			
Miscellaneous	42,211		
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>1,489,487</b>	<b>1,423,120</b>	<b>1,740,196</b>
<b>Resources Available:</b>	<b>1,333,309</b>	<b>1,529,574</b>	<b>1,962,129</b>
Expenditures:			
Personnel	205,199	401,016	383,573
Commodities	67,524	111,100	242,685
Contract Services	881,747	557,025	531,100
Capital Outlay	72,385	168,500	135,543
Transfer to General Fund	0	70,000	70,000 x
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>1,226,855</b>	<b>1,307,641</b>	<b>1,362,901</b>
Unencumbered Cash Balance Dec 31	106,454	221,933	599,228
2012/2013 Budget Authority Amount:	1,576,474	1,307,641	

Junction City

2014

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget Bluffs RHID (02)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	0	0	0
Receipts:			
RHID Tax Distribution	349,776	295,000	295,000
Interest on Idle Funds	630		
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>350,406</b>	<b>295,000</b>	<b>295,000</b>
<b>Resources Available:</b>	<b>350,406</b>	<b>295,000</b>	<b>295,000</b>
Expenditures:			
Bond P & I	350,406	295,000	295,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>350,406</b>	<b>295,000</b>	<b>295,000</b>
Unencumbered Cash Balance Dec 31	0	0	0
2012/2013 Budget Authority Amount:	352,000	295,000	

**Adopted Budget**

CDBG Relvolving Loan (52)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	387,610	400,362	263,581
Receipts:			
Loan Payments	12,752	63,219	63,219
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>12,752</b>	<b>63,219</b>	<b>63,219</b>
<b>Resources Available:</b>	<b>400,362</b>	<b>463,581</b>	<b>326,800</b>
Expenditures:			
Loans Awarded	0	200,000	325,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>0</b>	<b>200,000</b>	<b>325,000</b>
Unencumbered Cash Balance Dec 31	400,362	263,581	1,800
2012/2013 Budget Authority Amount:	350,000	200,000	

Junction City

2014

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget Spin City (10)	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1	16,546	14,418	19,048
Receipts:			
Charges for Services	144,440	175,250	0
Intergovernmental	66,000	66,000	0
Interest on Idle Funds			
Miscellaneous	3403		
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>213,843</b>	<b>241,250</b>	<b>0</b>
<b>Resources Available:</b>	<b>230,389</b>	<b>255,668</b>	<b>19,048</b>
Expenditures:			
Personnel	127,442	130,092	0
Commodities	24,138	39,994	0
Contract Services	44,320	41,534	0
Capital	20,071	25,000	0
Transfer to General Fund			19,048
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>215,971</b>	<b>236,620</b>	<b>19,048</b>
Unencumbered Cash Balance Dec 31	14,418	19,048	0
2012/2013 Budget Authority Amount:	220,814	236,620	<u>See Tab E</u>

Adopted Budget

0	Prior Year Actual for 2012	Current Year Estimate for 2013	Proposed Budget Year for 2014
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
<b>Total Receipts</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Resources Available:</b>	<b>0</b>	<b>0</b>	<b>0</b>
Expenditures:			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>
Unencumbered Cash Balance Dec 31	0	0	0
2012/2013 Budget Authority Amount:	0	0	



[illegible]

**\*\*Note:** These two block figures should agree.

**NON-BUDGETED FUNDS (B)**  
*(Only the actual budget year for 2012 is to be shown)*

### Non-Budgeted Funds-B

[illegible]

**\*\*Note:** These two block figures should agree.

## **Junction City Commission Agenda Memo**

**Meeting Date:** August 6, 2013

**From:** Cheryl Beatty, Interim City Manager

**To:** City Commissioners

**Subject:** 2014 Budget Presentation and Set Public Hearing on Budget

---

**Objective:** Review of budget for preliminary approval for publication and set public hearing date.

**Explanation of Issue:** This budget now included audited 2012 numbers, the new mill valuation and neighborhood revitalization rebates.

I will provide you copies of all salary spreadsheets via paper copies. They spreadsheets are too large to view via the I-pad. There were only minor corrections in wages and benefits with final review, I believe less than \$10,000. Most of the adjustments were with neighborhood revitalization and additions to reserve and budgeted transfer for capital. I believe we have reviewed all the budgets in budget work session, but if you have any questions, please feel free to call me.

**Budget Impact:** The budget, as presented, is not an increase from the prior year.

**Recommendation:** City staff recommends the adoption of the 2014 Budget for publication as presented. We recommend public hearing date be set for August 20<sup>th</sup> at 7:00 p.m. at City Hall Commission Meeting Room.

**Alternatives:** It appears that the City Commission may approve the budget as presented, request modification of the budget, reject the budget as presented, or table the request.

Recommended Motion: I, \_\_\_\_\_, move to adopt the 2014 budget as (presented or amended) and set the public hearing for August 20, 2013, at 7:00 p.m. at City Hall Commission meeting room, 701 North Jefferson Street. Seconded by \_\_\_\_\_.

**Enclosures:** 2014 Budget

**Backup material for agenda item:**

- d. Consideration to waive fees for future USD 475 projects.

# City of Junction City

## City Commission

### Agenda Memo

7-29-2013

**From:** Tyler Ficken, City Clerk  
**To:** Cheryl Beatty, Interim City Manager  
**Subject:** **USD 475 Request for Waiver of Permit Fees**

---

**Objective:** To consider the waiver of permit fees for USD 475 summer projects.

**Explanation of Issue:** The City received the attached letter from USD 475 requesting a waiver of certain summer projects and also, "any plan review and building permit fees for future projects".

**Background:** The Commission approved Ordinance G-1087 in December of 2010 which requires the Commission to approve the waiver of building permit fees. Prior to that change, USD 475, Kansas Gas, Westar Energy, Geary County, State of Kansas, and the United States of America were not required to pay fees, but were required to obtain non-fee permits.

**Budget Impact:** The budget impact for waiving fees for all future projects could vary greatly from year to year depending on the number and size of projects. Building permit fees are based on project costs. For example, the Commission waived fees in the amount of \$5,284.50 (5-7-2013) for the Middle School Orchestra Room Addition (\$675,000 project). Upon reviewing past projects completed by USD475, we found that \$46,127.45 in non-fee permits (including the Orchestra Room waiver) have been issued by the City since December 2009.

Projects currently requested for waiver (total cost estimated at \$3880 to \$5030)  
Eisenhower Bus Lane \$60,000 (est. \$900 for engineering review & inspection 1.5%)  
High School and Franklin Elementary Roof Replacement \$403,450 (est. \$2,500 - \$3,500)  
HVAC roof top unit replacements \$355,888 (est. \$450-\$600/\$30 per unit)  
High School sound system upgrades \$675,000 (\$30)

**Recommendation:** Waive plan review and building permit fees for the requested USD 475 budget year and continue Commission waivers process for future projects.

**Alternatives:** It appears the Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Waive all future plan review and building permit fees for USD 475 projects.
2. Waive the requested plan review and building permit fees.
3. Take no action or deny request (staff will submit letter to deny waiver request)

**Enclosures:** USD 475 request letter



# Geary County USD 475

123 N Eisenhower • Junction City, KS 66441 • V 785.717.4000 • F 785.717.4087

June 19, 2013

Mr. Tyler Ficken

Re: Geary County Schools, USD 475 waiver of permit fees

Dear Mr. Ficken,

The Board of Education recently approved a number of summer projects throughout the district. These projects including roof replacement, HVAC replacement, Energy Management Controls installation, painting, and lighting upgrades.

Based on the approval by the Board for the projects, plans were developed, bids were let, and contractors were retained. Recently, we learned that the district would be required to pay building permit fees for these projects. These fees had not been required of the district in the past and were not included in our budget. Unfortunately, we were unaware of a change made in December 2010 to the City Codes that required such fees to be paid by the district.

According to Section 108.3, of the City Codes, "the Governing Body shall have the right to waive fees as they deem necessary". We are, hereby, requesting the fees for these summer projects as well as any plan review and building permit fees for future projects be waived.

I appreciate your consideration in this matter.

Sincerely,

Ron Walker, Superintendent  
Geary County Schools, USD 475

## **City of Junction City**

### **City Commission**

#### **Agenda Memo**

May 7, 2013

From: Gerry Vernon, City Manager  
To: City Commission  
Subject: USD # 475 Building permit and fee waiver

---

**Objective:** Voting to approve this request will waive the building permit and inspection fee of \$4,065.00 and the plan review fee of \$1,219.50 for a total waiver of \$5,284.50. These fees were charged to the School District for the Middle School Orchestra Room Addition.

**Explanation of Issue:** In an effort to regain control of its finances during the fiscal crisis of 2010, the City amended its ordinances to remove all “automatic” waivers to the various jurisdictions.

Please review the pre and post December 2010 ordinances for the wording changes to the ordinance that basically took the fee and plan review waivers from automatic to waivers that had to be approved by the Commission.

Staff only recently realized that it had not been following the amended ordinances and subsequently billed the School District. This was a complete surprise to the District and represents an unbudgeted expense to them. It was also discovered that Geary County was not informed nor charged these fees for the recent construction of the new Cloud County Community College addition.

**Recommendation –** Staff recommends granting the waiver request as a matter of fairness. Staff further recommends that the Commission review this ordinance and provide staff with direction on possible amendments..

Ordinance G-1087  
December 21, 2010

\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$5608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 to \$15,000,000	\$17,980.92 for the first \$5,000,000 plus \$1.54 for each additional \$1,000 or fraction thereof, to and including \$15,000,000
\$15,000,001 and above	\$33,562.30 for the first \$15,000,000 plus \$1.02 for each additional \$1,000 or fraction thereof

Section 108.3 of the International Existing Buildings Code is hereby changed to read as follows:

Section 108.3 Building Permit Valuations. The determination of value or valuation under any of the provisions of this Code shall be made by the Code Administrator. The valuation shall be calculated by using the most recent version of Valuation Data Table as published in the International Code Council Building Safety Journal Magazine. The amount to be used for determining the building permit fee shall be the total value of all construction work for which the permit is issued including all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. No fee, other than that set forth above, shall be charged for new construction; although this does not preclude the Code Administrator from charging separate fees for sewer and water connections and sign installations.

[ The Governing Body shall have the right to waive fees as they deem necessary. ]

Section 108.4 of the International Existing Buildings Code is hereby changed to read as follows:

Section 108.4 Work Commencing Before Permit Issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to one-half ( $\frac{1}{2}$ ) of the permit fee in addition to the required permit fees.



Prior to December 2010 Amendment

§ 505.020

Junction City Code

§ 505.050

determining the building permit fee shall be the total value of all construction work for which the permit is issued including all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

The payment of permit fees shall not be required for any work performed by or on behalf of USD #475; the City of Junction City, Kansas Gas; Geary County, Westar Energy; the State of Kansas; the United States of America; provided however, that any work performed by or on behalf of the above named is required to obtain a non-fee permit, submit plans and specifications and request inspections as required.

- C. Section 107.3 Plan Review Fees is hereby deleted. (CC 1965 §5-201(a); Ord. No. G-766 §1, 4-2-91; Ord. No. G-877 §§2—3, 12-15-98; Ord. No. G-985 §§1—2, 9-6-05; Ord. No. G-1010 §§1—2, 11-7-06)

**SECTION 505.030: BUILDING ON UNPLATTED LAND PROHIBITED**

No building or structure within the City limits of Junction City, Kansas, shall be built or erected on any unplatted land within the City limits of Junction City, Kansas. The phrase "code" shall mean any tract of land located within the City limits of Junction City, Kansas, which shall not have been platted and approved as provided by law by the Metropolitan Planning Commission and the City Commission and which plat shall not have been acknowledged, filed and recorded in the office of the Geary County Register of Deeds, as provided by law for the purpose of showing building lots, streets, alleys (if appropriate), utility easements or other appropriate public dedications. (Ord. No. 1965 §5-202; Ord. No. G-766 §2, 4-2-91; Ord. No. G-985 §§1—2, 9-6-05)

**SECTION 505.040: NO BUILDING PERMIT TO BE ISSUED FOR A BUILDING OR STRUCTURE ON UNPLATTED LAND**

The Codes Administrator of the City of Junction City, Kansas, or his/her duly authorized assistant shall not issue any building permit for the purpose of construction of any building or structure on unplatted land; provided however, that the City Manager may in his/her discretion permit the issuance of one (1) permit for the construction or erection of one (1) building or structure on unplatted land if the tract shall not exceed eight thousand (8,000) square feet in area and if it shall be intended for the construction of a residence to which there shall already be satisfactory public access by dedicated public roads or streets and to which there shall already be satisfactory access for public utilities or a properly dedicated public utility easement. (Ord. No. 1965 §5-203; Ord. No. G-766 §3, 4-2-91; Ord. No. G-985 §§1—2, 9-6-05)

**SECTION 505.050: USE OF RIGHTS-OF-WAY**

The following rules and regulations concerning use and encroachment on dedicated rights-of-way are hereby established.

1. *Unlawful use of dedicated rights-of-way.* No person, firm or corporation shall construct any building, fence, driveway or structure of any kind or nature whatsoever or plant any trees, shrubbery or vegetation upon, over or under any area which has been or which may hereafter be dedicated to the City of Junction City, Kansas, as a power, electric, sewer, water, telephone, gas line, public utility easement or right-of-way.
2. *Owner liable for cost of removal or encroachment on right-of-way.* Any person, firm or corporation who shall hereafter construct or erect any building, structure, fence or driveway or plant any trees or vegetation in any of the areas mentioned in this Section or in public utility areas shall be deemed to have done so at their own risk and shall be liable for the cost of removal of the same in the event it is necessary to make any authorized use or excavation of such area for any purpose for which the same were dedicated to the public use. Neither the City of Junction City, Kansas, nor any other person, firm

Supp. #9, 5/07

	2013	2012	2011	2010	2009
<b>Orchestra Addition:</b>					
Permit Fee	\$ 4,060.25				
Plan Review Fee	\$ 1,218.08				
<b>Washington Elementary:</b>					
Permit Fee		\$ 10,286.50			
Plan Review Fee		\$ 3,085.95			
<b>Parking Light Replacement:</b>					
Permit Fee			\$ 593.25		
Plan Review Fee			\$ -		
<b>Roof Replacement:</b>					
Permit Fee			\$ 1,217.75		
Plan Review Fee			\$ -		
<b>Fire Alarm Replacement:</b>					
Permit Fee			\$ 321.25		
Plan Review Fee			\$ -		
<b>Lincoln Elementary Remodel:</b>					
Permit Fee				\$ 6,011.95	
Plan Review Fee				\$ 1,803.59	
<b>Freshman Academy Remodel:</b>					
Permit Fee					\$ 13,483.75
Plan Review Fee					\$ 4,045.13
<b>TOTAL*</b>	<b>\$ 5,278.33</b>	<b>\$ 13,372.45</b>	<b>\$ 2,132.25</b>	<b>\$ 7,815.54</b>	<b>\$ 17,528.88</b>

\*Not charged to the School District.

**QUESTION:** Do you waive building permit fees and other fees for  
School District?  
County Government?  
Federal Government?  
State of Kansas?  
Non-Profits (any at all or selective)?  
Others?

**RESPONSES:**

Neodosha: *No waivers unless part of industrial deal.*

Manhattan: We did it for the School district as part of their *big bond issue program*. Have done it in the past for some nonprofits (Habitat for Humanity and Emergency Shelter come to mind) on a *case by case* basis. *All have to make a formal request to the City Commission.*

Lyons: Some: Dependent upon the situation and project. *Case by case.*

Atchison: *We don't waive fees, period.*

Kingsley: *Kinsley waives permit fees for other taxing entities.*

Lingsborg: In Lindsborg we used to waive the fees. But as the economy weakened in 2008 and our revenue streams flattened or diminished, the practice was changed and we *now charge the fees*. Also, since the city provides considerable in-kind services for these entities, it was decided by city council that it was only equitable that they pay the fees that every other organization or individual pays.

Mulvane: *Mulvane does not* waive building permit fees for anyone.

Frontenac: Frontenac does.

Hesston: We waive fees *for governmental agencies*. We do not waive fees for non-profits. Under the enhanced enterprise zone program for a qualifying industry based on job creation we also waive permit fees.

Goddard: School District, county government and non-profits on a *case by case*. No waiver for state and federal government.



**Backup material for agenda item:**

- e. Discussion of City Code regarding building permit fees for public agencies.

# City of Junction City

## City Commission

### Agenda Memo

7-29-2013

**From:** Tyler Ficken, City Clerk  
**To:** Cheryl Beatty, Interim City Manager  
**Subject:** Discussion of Fee Ordinance (building permit, inspection, plan review)

---

**Objective:** Discussion to consider amendment of City Code Section 540.040 regarding charges for building permit fees.

**Explanation of Issue:** In an effort to regain control of City finances, the Commission amended the City Code in 2010 to remove all “automatic” building permit, inspection, and plan review waivers for the following organizations: USD #475, Kansas Gas, Geary County, Westar Energy, the State of Kansas, and the United States of America.

Interim City Manager Beatty received information from other cities in Kansas regarding their permit fees (see attached).

Beyond simply charging or not charging the fee, the Commission could create a public rate. The public rate could be a percentage of the commercial rate (current rate) as set by the Commission. Also, the language “The Governing Body shall have the right to waive fees as they deem necessary”, would be removed from Section 540.040.

**Budget Impact:** Reinstatement of the waiver for organizations that qualified for non-fee permits would have a varying impact on the City budget from year to year, and depends entirely on the number and cost of projects pursued by exempted organizations.

**Alternatives:** It appears the Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Provide guidance to City staff regarding an amendment to Section 540.040.

or

2. Keep the City code as currently written

**Enclosures:** Other KS Cities, Current & prior City Code language

Prior to December 2010 Amendment

§ 505.020

Junction City Code

§ 505.050

determining the building permit fee shall be the total value of all construction work for which the permit is issued including all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

The payment of permit fees shall not be required for any work performed by or on behalf of USD #475; the City of Junction City, Kansas Gas; Geary County, Westar Energy; the State of Kansas; the United States of America; provided however, that any work performed by or on behalf of the above named is required to obtain a non-fee permit, submit plans and specifications and request inspections as required.

- C. Section 107.3 Plan Review Fees is hereby deleted. (CC 1965 §5-201(a); Ord. No. G-766 §1, 4-2-91; Ord. No. G-877 §2—3, 12-15-98; Ord. No. G-985 §§1—2, 9-6-05; Ord. No. G-1010 §§1—2, 11-7-06)

**SECTION 505.030: BUILDING ON UNPLATTED LAND PROHIBITED**

No building or structure within the City limits of Junction City, Kansas, shall be built or erected on any unplatted land within the City limits of Junction City, Kansas. The phrase "code" shall mean any tract of land located within the City limits of Junction City, Kansas, which shall not have been platted and approved as provided by law by the Metropolitan Planning Commission and the City Commission and which plat shall not have been acknowledged, filed and recorded in the office of the Geary County Register of Deeds, as provided by law for the purpose of showing building lots, streets, alleys (if appropriate), utility easements or other appropriate public dedications. (Ord. No. 1965 §5-202; Ord. No. G-766 §2, 4-2-91; Ord. No. G-985 §§1—2, 9-6-05)

**SECTION 505.040: NO BUILDING PERMIT TO BE ISSUED FOR A BUILDING OR STRUCTURE ON UNPLATTED LAND**

The Codes Administrator of the City of Junction City, Kansas, or his/her duly authorized assistant shall not issue any building permit for the purpose of construction of any building or structure on unplatted land; provided however, that the City Manager may in his/her discretion permit the issuance of one (1) permit for the construction or erection of one (1) building or structure on unplatted land if the tract shall not exceed eight thousand (8,000) square feet in area and if it shall be intended for the construction of a residence to which there shall already be satisfactory public access by dedicated public roads or streets and to which there shall already be satisfactory access for public utilities or a properly dedicated public utility easement. (Ord. No. 1965 §5-203; Ord. No. G-766 §3, 4-2-91; Ord. No. G-985 §§1—2, 9-6-05)

**SECTION 505.050: USE OF RIGHTS-OF-WAY**

The following rules and regulations concerning use and encroachment on dedicated rights-of-way are hereby established.

1. *Unlawful use of dedicated rights-of-way.* No person, firm or corporation shall construct any building, fence, driveway or structure of any kind or nature whatsoever or plant any trees, shrubbery or vegetation upon, over or under any area which has been or which may hereafter be dedicated to the City of Junction City, Kansas, as a power, electric, sewer, water, telephone, gas line, public utility easement or right-of-way.
2. *Owner liable for cost of removal or encroachment on right-of-way.* Any person, firm or corporation who shall hereafter construct or erect any building, structure, fence or driveway or plant any trees or vegetation in any of the areas mentioned in this Section or in public utility areas shall be deemed to have done so at their own risk and shall be liable for the cost of removal of the same in the event it is necessary to make any authorized use or excavation of such area for any purpose for which the same were dedicated to the public use. Neither the City of Junction City, Kansas, nor any other person, firm

Supp. #9, 5/07

## **CHAPTER 540. EXISTING BUILDING CODE**

### **Section 540.010            EXISTING BUILDING CODE INCORPORATED**

There is hereby incorporated by reference for the purpose of establishing rules and regulations for construction, alteration, addition, demolition, equipment, use and occupancy, location and maintenance of buildings and structures within the corporate City limits of the City of Junction City, Kansas, that certain standard building code known as the International Existing Buildings Code, 2006 Edition, including Appendices A, B and C as published by the International Code Council, 5360 South Workman Mill Road, Whittier, California 90601, save and except such Articles, Sections, parts or portions thereof as hereinafter omitted, deleted, modified, changed or amended.

### **Section 540.020            SAME**

Not less than one (1) copy of the International Existing Building Code 2006 Edition, marked or stamped in the manner provided by K.S.A. 12-3010, with all sections or portions thereof intended to be omitted clearly marked and showing portions that are amended and to which shall be attached a copy of amendments, shall be filed with the City Clerk and shall be open to inspection and available to the public at reasonable business hours. Official copies of such Code shall be supplied at the cost of the City to the officials and agencies in the manner listed and set forth in K.S.A.12-3010. Subsequent references to the "International Existing Building Code" shall mean the "International Existing Building Code, 2006 Edition" as adopted herein.

### **Section 540.030            SEVERABILITY**

If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

### **Section 540.040            AMENDMENTS MADE TO THE INTERNATIONAL EXISTING BUILDING CODE, 2006 EDITION**

The International Existing Building Code, 2006 Edition is amended or changed as follows. The amendment of any section shall not serve to amend or repeal any other discretely numbered provision of the code, whether or not such provision is considered a section or subsection, unless that section or subsection is specifically referenced in the ordinance.

Section 101.1 of the International Existing Buildings Code is hereby changed to read as follows:

Section 101.1 Scope. These regulations shall be known as the Existing Buildings Code of the City of Junction City, Kansas, hereinafter known as "this Code".

Section 108.2 of the International Existing Buildings Code is hereby changed to read as follows:

Section 108.2 Schedule of Permit Fees. On buildings or structures requiring a permit, a fee for each permit shall be paid as required in accordance with the following schedule:

#### **Permit Fee Schedule**

##### **TOTAL VALUATION FEE**

\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000



\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$5608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 to \$15,000,000	\$17,980.92 for the first \$5,000,000 plus \$1.54 for each additional \$1,000 or fraction thereof, to and including \$15,000,000
\$15,000,001 and above	\$33,562.30 for the first \$15,000,000 plus \$1.02 for each additional \$1,000 or fraction thereof

Section 108.3 of the International Existing Buildings Code is hereby changed to read as follows:

Section 108.3 Building Permit Valuations. The determination of value or valuation under any of the provisions of this Code shall be made by the Code Administrator. The valuation shall be calculated by using the most recent version of Valuation Data Table as published in the International Code Council Building Safety Journal Magazine. The amount to be used for determining the building permit fee shall be the total value of all construction work for which the permit is issued including all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. No fee, other than that set forth above, shall be charged for new construction; although this does not preclude the Code Administrator from charging separate fees for sewer and water connections and sign installations.

The Governing Body shall have the right to waive fees as they deem necessary.

Section 108.4 of the International Existing Buildings Code is hereby changed to read as follows:

Section 108.4 Work Commencing Before Permit Issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to one-half (½) of the permit fee in addition to the required permit fees.

Section 503.3 of the International Existing Buildings Code is hereby changed to read as follows:

Section 503.3 Materials and Methods. All new work shall comply with materials and methods requirements in the National Electrical Code, International Building Code, International Energy Conservation Code, International Plumbing Code and International Mechanical Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component or system in the building.

Section 608.1 of the International Existing Buildings Code is hereby changed to read as follows:

Section 608.1 New Installations. All newly installed electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of Chapter 5.

Exception: Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of the National Electrical Code as adopted in Section 520.010 of the City Code of Ordinances.

Section 608.3.4 of the International Existing Buildings Code is hereby changed to read as follows:

Section 608.3.4 Ground Fault Circuit Interruption. Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by the National Electrical Code as adopted in Section 520.010 of the City Code of Ordinances.

Section 608.3.7 of the International Existing Buildings Code is hereby changed to read as follows:

Section 608.3.7 Clearance for Equipment. Clearance for electrical service equipment shall be provided in accordance with the National Electrical Code as adopted in Section 520.010 of the City Code of Ordinances.

Section 808.1 of the International Existing Buildings Code is hereby changed to read as follows:

Section 808.1 Special Occupancies. Where the occupancy of an existing building or part of an existing building is changed to one of the following special occupancies as described in the National Electrical Code, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of the National Electrical Code whether or not a change of occupancy group is involved:

- 1) Hazardous locations.
- 2) Commercial garages, repair and storage.
- 3) Aircraft hangers.
- 4) Gasoline dispensing and service stations.
- 5) Bulk storage plants.
- 6) Spray application, dipping and coating processes.
- 7) Health care facilities.
- 8) Places of assembly.
- 9) Theaters, audience areas of motion picture and television studios and similar locations.
- 10) Motion picture and television studios and similar locations. Motion picture projectors.

11) Agricultural buildings.

Section 808.2 of the International Existing Buildings Code is hereby changed to read as follows:

Section 808.2 Unsafe Conditions. Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected without requiring that all parts of the electrical system be brought up to the current edition of the National Electrical Code.

Section 808.3 of the International Existing Buildings Code is hereby changed to read as follows:

Section 808.3 Service Upgrade. Where the occupancy of an existing building or part of an existing building is changed, electrical service shall be upgraded to meet the requirements of the National Electrical Code as adopted in Section 520.010 of the City Code of Ordinances for the new occupancy.

Section 808.4 of the International Existing Buildings Code is hereby changed to read as follows:

Where the occupancy of an existing building or part of an existing building is changed, electrical service shall be upgraded to meet the requirements of the National Electrical Code as adopted in Section 520.010 of the City Code of Ordinances for the new occupancy.

Section 808.4 of the International Existing Buildings Code is hereby changed to read as follows:

Section 808.4 Numbers of Electrical Outlets. Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with the National Electrical Code as adopted in Section 520.010 of the City Code of Ordinances for the new occupancy.

Section 1201.2 of the International Existing Buildings Code is hereby deleted.

Sections 105.1.1 and 105.1.2 of the International Existing Buildings Code are hereby deleted.

**Backup material for agenda item:**

- f. Consideration of a request for additional funding from the City for the CDBG project for the renovation of 617 N. Washington Street.

# City of Junction City

## City Commission - Agenda Memo

August 6, 2013 Meeting

From: Cheryl S. Beatty, Interim Manager/Finance Director  
To: City Commissioners  
Subject: **Request for Additional Funding for CDBG Project at 617 N. Washington Street**

---

**Objective:** Response to a request for additional funding from the City for the CDBG project for the renovation of 617 N. Washington Street.

**Explanation of Issue:** The City applied for a CDBG project this spring on behalf of the owners of Gatherings on the Prairie. In the grant budget the City committed to sell the building to the business for \$1.00 and donate \$10,000 toward the project. The owners committed to invest up to \$200,000 to renovate the building to expand their existing business which is next door to 617 N. Washington. The grant was awarded for the full amount, \$250,000. The project estimate to complete the work is \$400,000 to \$450,000. Since the grant award, the owners of Gatherings of the Prairie have been reluctant to commit with moving forward with the project. Their concerns were increased when they had several people look at the building with concerns about completing the project for \$450,000. It was suggested that a structural analysis was needed. So, I agreed to pay for a structural analysis of the building (cost \$800), see attached. The report did not reveal anything that we did not already know, but the owners are still reluctant to begin the project because no one can guarantee that the project won't exceed \$450,000.

Therefore, the following is a request to increase the funding for the renovation of 617 N. Washington:

Should the project exceed \$450,000, the city would agree to pay up to \$35,000 to help offset additional costs, which is an additional \$25,000 of City contribution toward the project. The owners must contribute all \$200,000 before additional city funding would be spent. The logic for the request is; if the project does not move forward, the City would have to pay \$50,000 to \$100,000 to tear the building down and stabilize the adjoining walls. As per structural analysis, the engineer recommends the immediate demolition of the building should the project not move forward.

**Budget Impact:** This would not impact the 2013 budget. There is \$35,000 available in the 2014 in grant match funds. No funds have been allocated in the 2014 for building demolition.

**Action:** It appears that the City Commission may approve, deny, modify, or table the request for additional funds for the CDBG project for the renovation of 617 N. Washington as described.

**Recommendation:** City staff recommends the allocation of these funds to ensure the success of this project.

**Motion:** I move to (approve, deny or modify) the request for additional city funds as proposed for the CDBG project for the renovation of 617 N. Washington Street. Second by \_\_\_\_\_.

**Attachments:** Copy of Engineer Structural Analysis of 617 N. Washington Street

July 9, 2013

Project No. 13-0049

City of Junction City – Codes Dept.  
700 N Jefferson  
Junction City, KS 66441  
Attn: Mark Karmann

**Reference:                    Structural Investigation – 617 N Washington, Junction City, Kansas 66441**

Mr. Karmann:

Pursuant to your request, VMT Engineering, P.A. (VMT) has conducted a technical site investigation at the above location on July 2, 2013. The purpose of this investigation was to evaluate and document the overall structural integrity of the building with respect to conditions found at the time of the investigation. It should be noted that the investigation performed was a general cursory overview of the structure and not an exhaustive investigation. Therefore the findings noted within this report should not be construed as all inclusive but more a representation of structural conditions observed.

### **Background Information**

The building consists of the original portion along Washington with an addition to the east. The original structure is comprised of limestone and brick masonry walls and, site built wood roof trusses and wood floor joists. The original structure was constructed around the turn of the century with a subsequent addition to the east between 1940's and 1950's. For the purpose of this report it is assumed that the front of the building faces west.

### **Observations/Findings**

**1. Bearing end of roof trusses – (Photo 1 & 2)**

Several ends of the site built wood roof trusses that bear into masonry pockets are rotten due to water damage. There are truss ends that are in immediate jeopardy of collapse.

**2. Existing roof trusses – (Photo 3)**

The existing site built wood roof trusses are sagging at midspans and are rotten due to water damage. Again, there are trusses that are in immediate jeopardy of collapse.

**3. Reroof framing – (Photo 4)**

The scab framing associated with the reroof is inappropriate as the new framing spans across damaged or missing site built roof trusses thus loading up single trusses that were not designed to carry that much load.

**4. Second floor framing - (Photo 5 & 6)**

A majority of the western portion of the second floor framing is deteriorated and sagging due to water damage. There are several locations where the second floor is in jeopardy of collapse. There are also several locations where deterioration is so significant that one can see clear through the second floor down into the first floor area.

**5. First floor entry framing**

The first floor framing around the front entry is deteriorated to the point where one can see clean through the first floor into the basement. The deterioration is due to water damage. The crack is wider at the top than at the bottom.

**6. First floor joists - (Photo 7 & 8)**

Several floor joists associated with the first floor are deteriorated due to water damage. Some of the floor planking atop is even deteriorated.

**7. West wall second story framing - (Photo 9 & 10)**

The west wall framing associated with the second floor is sagging at the wall center. The floor directly adjacent to the wall is sloping down towards the sagging wall.

**Discussion**

**Original building - Overall**

As evident from findings 1 thru 6 above water damage from a previously leaky roof has caused significant damage to the wood framing associated with the western half of the original portion of the building. The western half of the roof and second floor framing in its current state is in eminent danger of collapsing. There were only a few locations that allowed access to examine the stone, brick and mortar that make up the exterior walls. For those select locations the stone and brick masonry appeared to be solid and in sound condition with little to no signs of deterioration. A few of the clay bricks as well as the mortar joints were found to be soft however, neither the bricks nor the mortar crumbled easy under scrapping. The limestone that makes up most of the wall is still hard and shows no signs of deterioration.

**West wall of original building**

It appears from evidence contained in finding 7 above that the sagging associated with the east second story wall is due to insufficient structural support. It is evident that the east wall of the first floor level of the original portion of the building was removed when the east addition was added. The structural support installed to support the second story wall and tributary floor above is obviously inadequate to carry the induced loading and subsequently failing. This inadequacy is observable in the visible sagging or deflection in both the second story wall and adjacent floor. Evidence of water damage can also be observed from underneath the accompanying area of the aforementioned support.

**Eastern Addition**

The eastern addition is in relatively good shape with no observable structural deterioration or damage. The basement level of the addition appears to have had water infiltration at one time or

another causing what appears to be staining and possible mold growth. An evaluation with selective demolition should be performed to make the structural elements visible and a mold expert should be brought in to evaluate the possible findings of mold growth.

### Conclusions/Recommendations

In conclusion, the main factor that contributed to the deterioration of the western portion of the building is the infiltration of storm water from the roof. The roof and second floor framing in its current state is structurally unstable and poses a significant hazard to occupant safety. Should the roof experience a heavy snow or significant storm event the roof could collapse crashing down onto the second floor causing it to collapse as well. Considering that the worst of the deterioration is located towards the west end of the original building if or when the aforementioned collapse occurs it would most likely knock or push the front building wall out onto the street frontage.

As previously stated the newer eastern addition appears to be structurally sound. However, considering the condition of the western portion of the building some selective demolition should be performed to expose the structural elements and ascertain their relative conditions. Examples of selective demolition to include access to roof and floor framing members along with their respective bearing conditions.

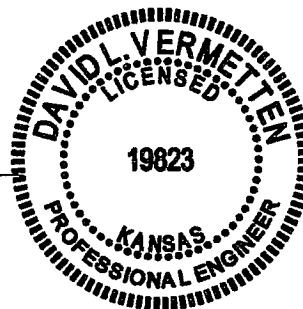
It is the recommendation of VMT Engineering that the building either be stabilized or demolished as soon as possible to prevent the above described collapse and/or possible damage to neighboring properties. Specific means and methods for stabilization or demolition are outside the scope of this investigation report.

Should you have any questions or comments regarding this inspection report, again, please feel free to contact me at 785-313-6774.

Sincerely,



David Vermetten, P.E.  
Principal



Enclosures (0)

C:\Projects\2013\13-0049\Communication\Reports\13-0049 SI Report - 617 N Washington - Junction City KS.doc

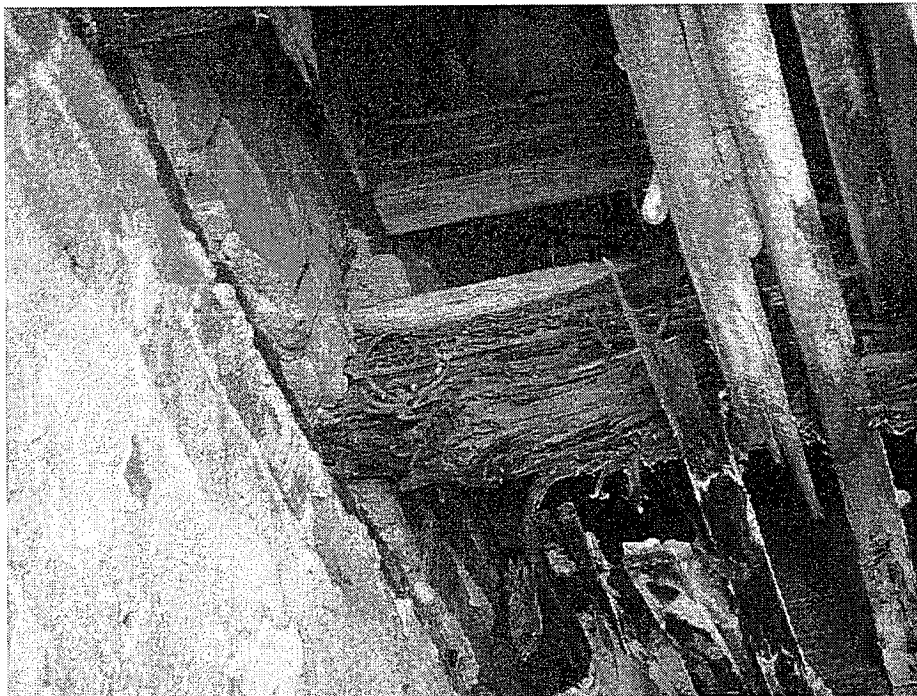
#### DISCLAIMER:

It should be noted that the above signed conducted a visual inspection only for the sole purpose of providing an opinion as to the listed structural conditions of the structure. No attempt was made to examine any portion of the footings or structural elements of the building that were inaccessible or hidden from view. Therefore, the comments and recommendations are based on the limited information within the confines of the scope of this inspection. This report should not be construed as to imply that deficiencies, defects, and/or abnormalities not previously stated herein do not exist or might not occur at a later date. This report and inspection do not constitute a guarantee or warranty of the structure, but rather a professional opinion based on visual inspection and experienced judgment to the effect of conditions found on the structure only. Neither does it constitute or imply notice or comment on any items of concern not specifically discussed herein. Any knowledge of problems or other concerns not addressed herein should be noted to the undersigned.

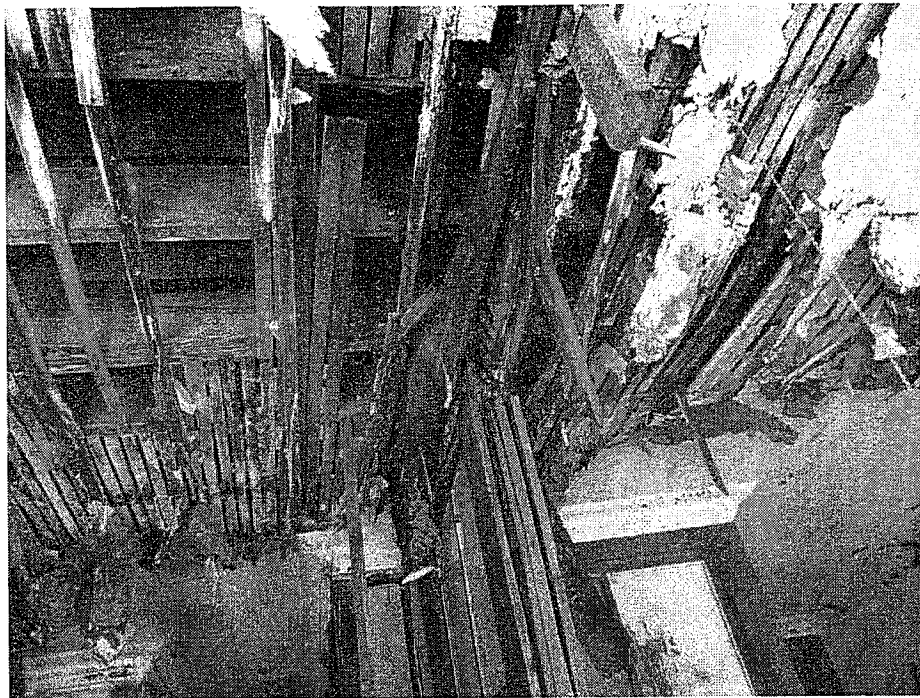




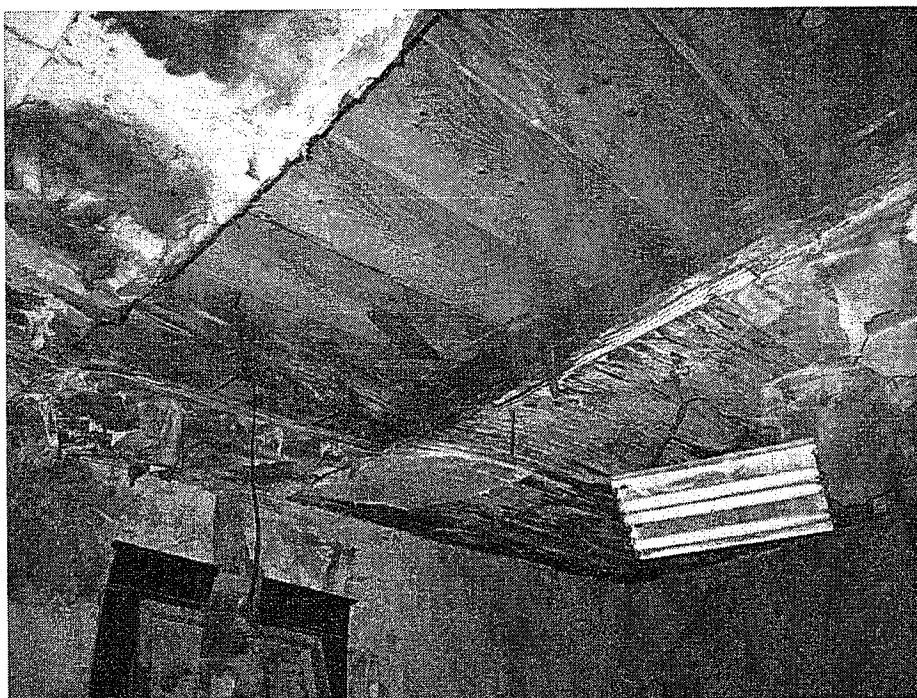
**Photo 1: Deterioration of bearing ends of site built wood roof truss.**



**Photo 2: Deterioration of bearing ends of site built wood roof truss.**



**Photo 3: Deterioration midspans of site built wood roof truss.**



**Photo 4: Reroof framing across existing roof framing members.**

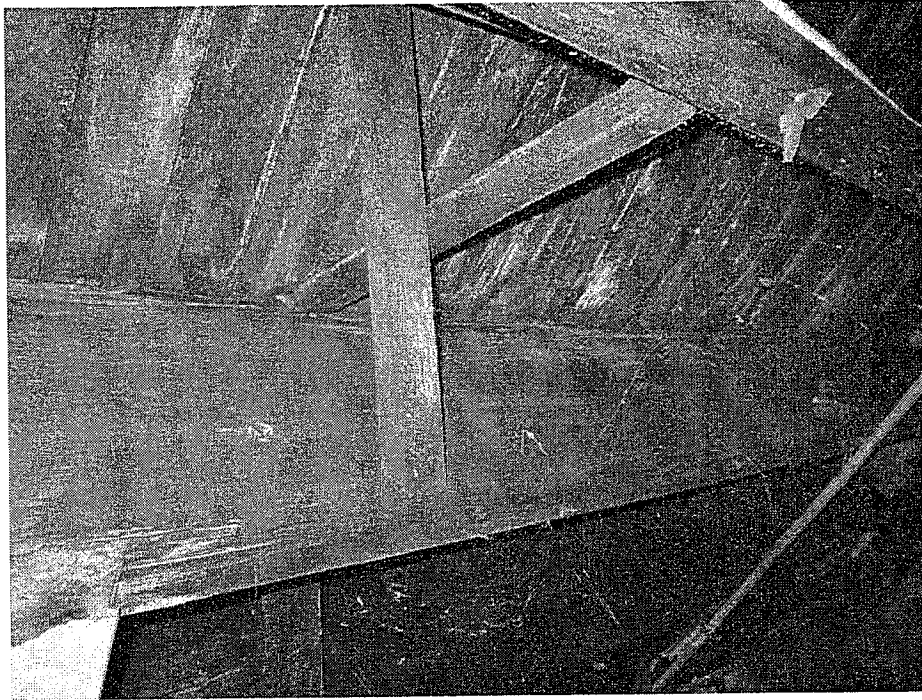


**Photo 5: Second floor sagging and deterioration of wood floor joists.**



**Photo 6: Second floor deterioration of floor framing.**





**Photo 7: First floor deterioration of wood floor joists.**



**Photo 8: Rotated left - first floor deterioration of wood floor joists ends.**



Photo 9: West second story sagging wall.



Photo 10: Sloping floor associated with second story sagging wall.

**Backup material for agenda item:**

- g. Consideration of a request to waive the balance due on health insurance premium benefits paid by the City on behalf of the C. L. Hoover Opera House.

# **City of Junction City**

## **City Commission - Agenda Memo**

August 6, 2013 Meeting

From: Cheryl S. Beatty, Interim Manager/Finance Director  
To: City Commissioners  
Subject: **Request for Waiver of Reimbursement owed by C.L. Opera Hoover House Foundation**

---

**Objective:** Commission decision as to whether or not to grant a request to waive the balance due on health insurance premium benefits paid by the City on behalf of the C. L. Hoover Opera House.

**Explanation of Issue:** In the original set up of the C.L. Opera House, all employee health care benefits were paid by the City, which was to be reimbursed by the C.L. Hoover Opera House Foundation. Due to financial mis-management by the first director, the amount due monthly was not paid. At one point the amount past due equaled \$12,448.69. When this was brought to our attention in 2010, we set them up to make monthly payments. The opera house is now requesting a waiver of the balance due of \$2,618.05. The recent denial for \$75,000 for marketing dollars from the Geary County Convention and Visitors Bureau has significantly impacted the opera house budget. Therefore, any relief on the amount due will aide their efforts to be financially stable.

**Budget Impact:** The reimbursements are not budgeted. Therefore, the waiver would not impact the current city budget.

**Action:** It appears that the City Commission may approve, deny, modify, or table the request for waiver of amount due of \$2,618.05 from the C. L. Hoover Opera House Foundation.

**Recommendation:** Staff does not have a recommendation on this matter.

**Suggested Motion:** I move to (grant, deny, modify) the request for the waiver of \$2,618.05 owed to the City from the C.L. Hoover Opera House Foundation.

**Attachments:** None.

**Backup material for agenda item:**

- h. Consideration of a Wavier for the Installation of Sidewalks along Golden Belt Boulevard as part of the Dick Edwards Auto Plaza Development.



# City of Junction City

## City Commission

### Agenda Memo

August 6, 2013

**From:** Gregory S. McCaffery, Municipal Services Director  
**To:** City Commission and Cheryl Beatty Interim City Manager  
**Subject:** **Consideration of a Wavier for the Installation of Sidewalks along Golden Belt Boulevard as part of the Dick Edwards Auto Plaza Development**

---

**Objective:** Consideration of a waiver for the installation of sidewalks along Golden Belt Boulevard as part of the Dick Edwards Auto Plaza development.

**Explanation of Issue:** The City Commission on July 16, 2013, tabled the request for a waiver of the requirement to construct sidewalks along the Golden Belt Boulevard frontage of Dick Edwards Auto Plaza.

The developer has requested a full waiver of the sidewalk requirement. City staff recommends a partial waiver since KDOT does not support a future pedestrian crossing at Golden Belt Boulevard and US-77.

Per the City Code, Title IV - Land Development, Chapter 455 Subdivision Regulations, Article VIII, Section 455.370 – Required Improvements, Item 2, 5 foot wide sidewalks are required to be installed along both sides of all arterials and collector streets within the City as part of any development.

Currently, there are no sidewalks within the general area of the Dick Edwards Auto Plaza development along Golden Belt, east of US-77. There are multi-family residential units developed along the north side of Golden Belt and Caroline Avenue (the Bluffs development).

Leon Osbourn, President KAW Valley Engineering, will be present at the meeting to discuss this request and answer questions the Commission may have of the developer.

City staff is recommending the City Commission waive the requirement of sidewalks being installed from Caroline Avenue to US-77 and enter into the Sidewalk Wavier Agreement as presented. Installation of the sidewalks would be from the eastern edge of the Dick Edwards Auto Plaza development to Caroline Avenue. The agreement addresses the concerns of KDOT and the City's intent to create an overall bike/safety path and sidewalk network within the City.

**Budget Impact:** None

**Alternatives:** The City Commission may approve, modify, table or deny the waiver request agreement of the sidewalks along Golden Belt Boulevard, as part of the Dick Edwards Auto Plaza development.

**Recommendation:** Staff recommends the City Commission waive the requirement of sidewalks being installed as part of the Dick Edwards Auto Plaza development from Caroline Avenue to US-77 and enter into the Sidewalk Wavier Agreement for the sidewalks from the eastern edge of the Dick Edwards development to Caroline Avenue as presented.

**Suggested Motion:** Commissioner \_\_\_\_\_ moves, to approve the entering into the Sidewalk Wavier Agreement with the Dick Edwards Auto Plaza development, as presented by City staff.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** Development Agreement Dick Edwards (Sidewalk Wavier)  
KAW Valley letter dated 7/9/13 – Request for Variance Sidewalks  
Dick Edwards Site Development Map (Options A & B)  
City Code, Title IV - Land Development, Chapter 455 Subdivision  
Regulations, Article VIII, Section 455.370 – Required  
Improvements, Item 2, sidewalks  
City Commission meeting minutes May 15, 2012 – TIF and July 16, 2013

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** (this "Agreement"), is made and entered into on the \_\_\_\_ day of August, 2013 by and between the **CITY OF JUNCTION CITY, KANSAS**, a municipal corporation duly organized under the laws of the State of Kansas ("City"), and **RICHARD L. EDWARDS** ("Developer").

**RECITALS**

- A. Developer is the owner of the property legally described on the attached Exhibit A (the "Property").
- B. Developer is developing the property as the Dick Edwards Auto Plaza (the "Project").
- C. Developer has requested a variance in the requirements of the City Code, Title IV-Land Development, Chapter 455 Subdivision Regulations, Article VIII, Section 455.370, which requires 5 foot wide sidewalks to be installed along both sides of arterial streets as part of any development project (the "Sidewalk Requirement").
- D. The Property borders Golden Belt Boulevard, which is an arterial street, therefore a 5 foot wide sidewalk is required to be constructed across the full width of the property (south side only) along Golden Belt Boulevard as part of the development.
- E. In discussions with the Kansas Department of Transportation (KDOT), there is no intent to allow, or construct, a pedestrian crossing at the intersection of Golden Belt Boulevard and US-77 in the future through planned intersection improvements. Given this, the City is willing to grant a waiver of the Sidewalk Requirement (south side) for that portion of Golden Belt Boulevard between Caroline Avenue west to US-77.
- F. The City is willing to allow the Developer to postpone construction of the sidewalk on the property frontage of Golden Belt Boulevard (south side) from Caroline Avenue east to the boundary of the Property, subject to the terms and conditions stated herein.

**NOW, THEREFORE**, in consideration of the foregoing and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt of and sufficiency are hereby acknowledged, the parties hereby agree as follows:

- 1. In connection with the Project, City waives the Sidewalk Requirement (south side) for that portion of Golden Belt Boulevard between Caroline Avenue west to US-77, as depicted on Exhibit B. This waiver is limited to, and does not include a waiver of the Sidewalk Requirement in connection with any future modification of the Project or future development of the Property, including, but not limited to, pad sites or other improvements not included in the Project.

2. City agrees that the Sidewalk Requirement (south side) for that portion of Golden Belt Boulevard from Caroline Avenue east to the boundary of the Property, as depicted on Exhibit B, may be delayed until the first to occur of the following events:

- a. The date on which some or all of the Property is conveyed to a person other than Richard L. Edwards, or his heirs.
- b. The date on which sidewalks have been constructed along Caroline Avenue or Golden Belt Boulevard which can be connected to the Dick Edwards Auto Plaza Development.
- c. February 1, 2018.

3. Developer agrees, at its sole cost and expense, including all costs of engineering and construction, to install the sidewalks on the south side of Golden Belt Boulevard from Caroline Avenue east to the boundary of the Property within 180 days of the date of the applicable event described in paragraph 3.

4. Developer acknowledges and agrees that if Developer fails to comply with its obligation under Section 3 hereof, the City may perform such obligation and recover the costs thereof from the Developer, including all costs of engineering and construction, and cost of collection and attorney fees. The City may, in addition to recovering monetary damages, assess the cost of installing the sidewalks against the Property.

5. Developer's obligation shall be a covenant running with the land and shall be binding and enforceable against his heirs, successors and assigns.

6. The parties agree that this Agreement will be recorded in the real property records of Geary County, Kansas.

CITY OF JUNCTION CITY  
a Kansas municipal corporation

By: \_\_\_\_\_  
Cecil Aska, Mayor

ATTEST:

By: \_\_\_\_\_  
Tyler Ficken, City Clerk

STATE OF KANSAS            )  
                                      ) ss.  
COUNTY OF GEARY         )

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by Cecil Aska and Tyler Ficken, as Mayor and City Clerk, respectively, of the City of Junction City, Kansas.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

RICHARD L. EDWARDS

\_\_\_\_\_

STATE OF KANSAS            )  
  ) ss.  
COUNTY OF GEARY        )

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by Richard L. Edwards.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

[ADD SIGNATURE AND NOTARY BLOCK FOR A MORTGAGEE, IF APPLICABLE]



KAW VALLEY ENGINEERING, INC.

July 9, 2013  
A10D5355

Mayor Aska and City Commissioners  
c/o Cheryl Beatty, City Manager  
City of Junction City, Kansas  
Post Office Box 287  
Junction City, Kansas 66441

**RE: Request for Variance on Sidewalk Requirement  
Dick Edwards Auto Plaza along Golden Belt BLVD**

Dear Mayor Aska:

On behalf of Dick Edwards Auto Plaza Kaw Valley Engineering, Inc. (KVE) would formally request a variance on construction of sidewalks along Golden Belt BLVD per the attached drawing.


The reasons for this request are as follows:

1. The section from Caroline Avenue to 77 Highway would provide pedestrians' access to Highway 77, with no safe means of crossing Highway 77. Due to the proposed signal at Golden Belt BLVD and 77 Highway being tied to the new signal at I-70 Diverging Diamond, KDOT is not making allowances for pedestrian activation at Golden Belt and Highway 77.
2. The section from Caroline Avenue along Golden Belt to the east would provide access to nowhere. Currently there are no sidewalks along Caroline south to Golden Belt and from the east end of Dick Edwards Auto Plaza no sidewalks exists nor are they in the foreseeable future.

KVE would be able to discuss this request at the July 16, 2013 City Commission meeting to further discuss our case.

Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

  
Leon D. Osbourn, P.E., R.L.S.  
President

LDO:slm

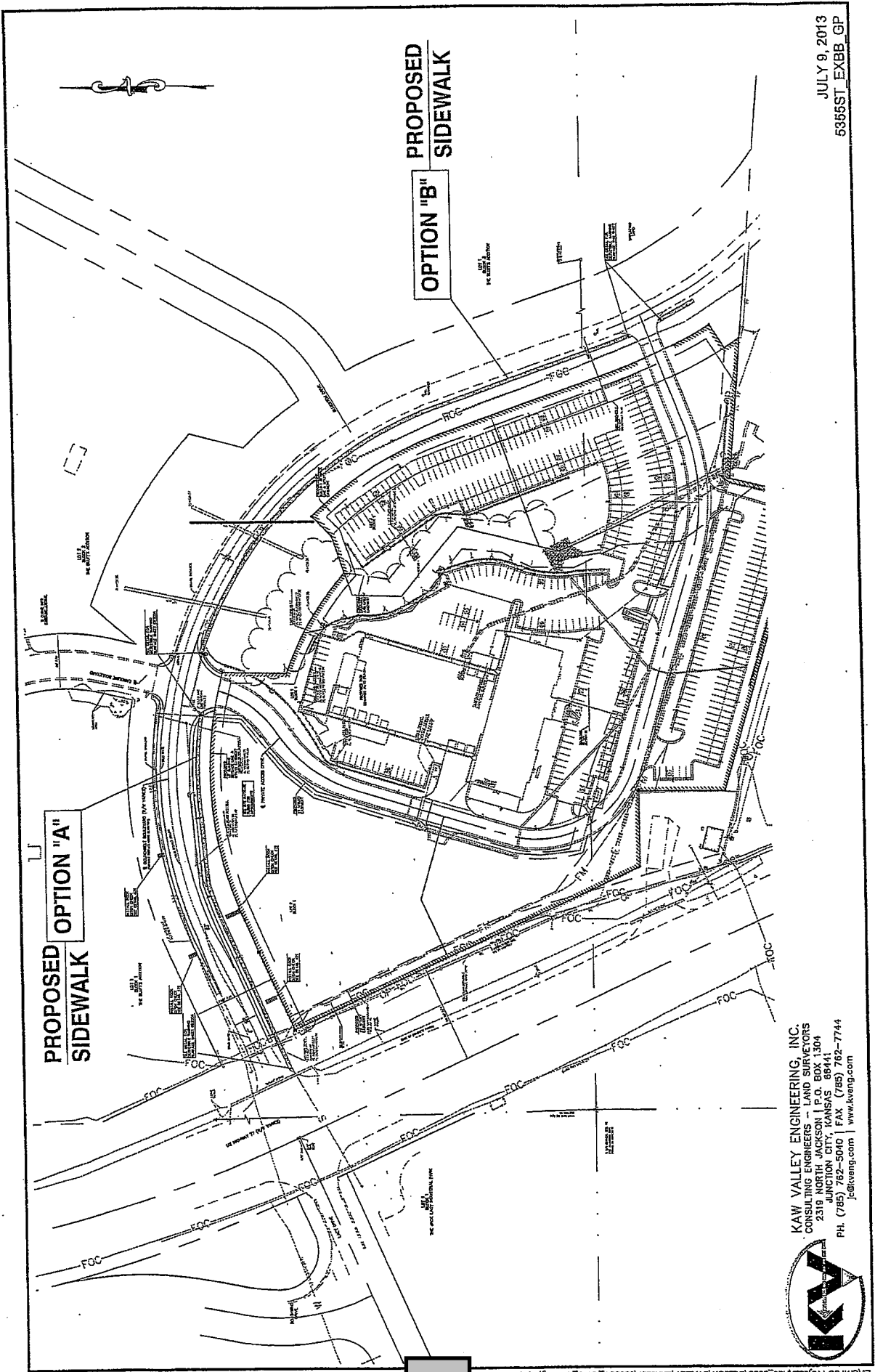
xc: Dick Edwards  
Nick Howell - The Law Company

\\JCSEVER2\Projects\A10\_5355\Design\Correspondence\Ltr To Mayor & Commissioners Re Request For Variance.Docx

---

other locations

Kansas City, Missouri • Lenexa, Kansas • Salina, Kansas



JULY 9, 2013  
5395ST EXBB GP

KAW VALLEY ENGINEERING, INC.  
CONSULTING ENGINEERS - LAND SURVEYORS  
2319 NORTH JACKSON | P.O. BOX 1304  
JUNCTION CITY, KANSAS 66441  
PH. (785) 762-5040 | FAX (785) 762-7744  
jc@kveg.com | www.kveg.com





*sidewalks  
required*

## SECTION 455.270: - STREETS—LAYOUT AND DESIGN

- A. The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Development Plan and shall be considered in their relation to existing and planned streets, topographical conditions, to public convenience and safety, and their appropriate relation to the proposed uses of the land to be served by such streets. All persons desiring to construct any street improvement shall in addition to any Planning Commission review and approval, apply to the appropriate engineer for approval of the location, dimensions, design, and construction methods and material for such street.
- B. Where such is not shown on the development plan, the arrangement of streets in a subdivision shall either:
  1. Provide the continuation or appropriate projection of existing principal streets in surrounding areas; or,
  2. Conform to a plan for the neighborhood approved and adopted by the Planning Commission to meet a particular situation where topographic or other conditions make continuance or conformance to existing streets impracticable.
- C. Local streets shall be laid out so that their uses by through traffic will be discouraged.
- D. If a subdivision abuts or contains an existing or proposed limited access highway or arterial street, the Planning Commission may require marginal access streets, reverse frontage with screened planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- E. If a subdivision borders on, or contains a railroad right-of-way or a limited access highway, the Planning Commission may require a street approximately parallel to and one each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
- F. Reserve strips controlling access to streets shall be prohibited except where their control is placed with the Governing Body under conditions approved by the Planning Commission.
- G. Street jogs are to be avoided on arterial and collector streets. On local streets with right-of-way of sixty (60) feet or less, centerline offsets of less than one hundred (100) feet shall be avoided.
- H. Wherever possible, there shall be an inside tangent at least fifty (50) feet in length introduced between reverse curves, except that no tangent will be required for a radii longer than five hundred (500) feet.
- I. Streets shall be laid out so as to intersect as nearly as possible at right angles, and no street shall intersect any other street at more than one hundred degrees (100°) or less than eighty degrees (80°) angle.
- J. Streets shall be designed to meet the following requirements for maximum grade and minimum right-of-way width, sight distance, roadway width, and horizontal radii:

Street Type	R-O-W Width	Sight Distance	Roadway Width <sup>3</sup>	Horizontal Radii	Maximum Grade
Arterial	100 Feet <sup>1</sup>	600 Feet	53 Feet <sup>4</sup>	500 Feet	6%
Collector	80 Feet	400 Feet	41 Feet	250 Feet	8%

Local Residential	60 Feet <sup>2</sup>	200 Feet	31 Feet	200 Feet	10%
Local Commercial	80 Feet	400 Feet	41 Feet	300 Feet	6%
Local Industrial	60 Feet	600 Feet	41 Feet	500 Feet	6%
Frontage Roads	40 Feet	400 Feet	24 Feet	250 Feet	8%
Cul-De-Sacs	50 Feet Rad.		40 Feet Rad.		

- 1 Additional right-of-way width may be required on both sides of any intersection with another arterial or collector street.
- 2 May be reduced in a residential planned development district.
- 3 Roadway width is measured back-to-back of curb.
- 4 Arterial roadway width is variable; fifty-three (53) feet is the minimum.

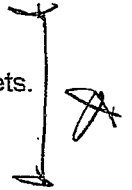
K. Streets in suburban subdivisions (see Section 455.350) shall meet the requirement of Section 455.270(J) except as follows:

1. Minimum paved surface width:	= 24 feet
2. Minimum Local roadway Street width:	= 30 feet
Collector Street	= 46 feet
Arterial Street	= 46 feet

3. Depth of ditches must be two (2) feet below the shoulder.
  4. Ditches shall be flat bottom type with a minimum bottom width of five (5) feet.
  5. Shoulder slope shall be 3:1 and back slope shall be 4:1 except that back slope in rock cut may be no less than 3:1.
  6. Subgrade shall be six (6) inches of Township Crushed Rock.
  7. Entrance culverts shall be no less than twenty four (24) feet in length and may vary in size due to drainage, but no less than twenty-one (21) inches by fifteen (15) inches.
  8. Crossroad culverts may vary in length and size due to drainage and width of fill, but no less than twenty-one (21) inches by fifteen (15) inches.
- L. Cul-de-sacs may be paved to a width of twenty-six (26) feet if twelve (12) residences or less are on the street. Loop streets may be paved to a width of twenty-six (26) feet if eighteen (18) residences or less are on the street.
- M. Dedication of half (½) streets will not be approved, except in the public interest. If a half (½) street dedication should be permitted, the dedicated right-of-way must be sufficient width to permit construction of at least thirty-one (31) feet of pavement, including curbs, in the half (½) dedication.
- N. Minor streets shall be so planned as to discourage their use by non-local traffic, and provisions shall be made for adequate traffic circulation. "Places", "Courts", or cul-de-sacs will be permitted where topography or other conditions justify their use. Cul-de-sacs shall normally not be longer than twelve hundred (1,200) feet, including a turnaround which shall be provided at the closed end.



Sidewalks shall be required on both sides of all streets in urban subdivisions. Minimum sidewalk width shall be five (5) feet along arterial streets and four (4) feet along other streets. Sidewalks shall be placed in the public right-of-way within one (1) foot of the property line; except that the Planning Commission may permit sidewalks at the curb line on local residential streets.



- P. No roadway grade shall be less than one-half of one percent (0.5%) unless approved by the appropriate engineer. Greater percentages of grade may be required where necessary to provide adequate drainage.
- Q. In the event an island is constructed in the center of a cul-de-sac the minimum radius of the island shall be ten (10) feet, six (6) inches from back of curb, however, the minimum pavement width, including curbs, around the island shall be not less than twenty-four (24) feet.

(Sub. Reg. §6-105; Ord. No. G-638 §2, 6-10-86; Ord. No. G-873 §1, 8-18-98)

Emergency Medical Services Week proclamation was presented by Mayor Landes.

Mayor Landes read a proclamation claiming National Public Works Week in the City of Junction City as May 20-26, 2012.

#### UNFINISHED BUSINESS

Consideration of Ordinance S-3106 approving Dick Edwards Auto Plaza TIF Plan. City Attorney Logan presenting (Final Reading) City Attorney Logan stated that the project will not receive financing in the time allotted by the ordinance, and that has been reflected in the ordinance presented. City Attorney Logan stated that the developer may ask in the future that the 25% payment above the bond be placed back toward the bond payment, and not City revenue. City Attorney Logan stated that the Ordinance will be published when the conditions are satisfied. Commissioner Aska moved, seconded by Commissioner Sands to approve Ordinance S-3106 on final reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance G-1112 to renew a franchise agreement with Westar Energy for use of City right-of-ways. Finance Director Beatty presenting (Final Reading). Finance Director Beatty stated that Westar requested a change to allow for the trimming of branches on private property which was recommended by City staff to be denied. Finance Director Beatty stated that Westar requested a change from 3 to 4 years whereas the City is responsible for charges involved in the moving of electric utilities more than once during that time period. City Attorney Logan stated that this is an entirely new provision. Commissioner Sands asked if the movement of street lights would be included in this provision. Finance Director Beatty stated that the lights would be considered an additional service, and not part on this policy. Commissioner Aska moved, seconded by Commissioner Taylor to approve Ordinance G-1112 on final reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: None. Motion carried.

#### NEW BUSINESS

Consideration of approval of the Final Plat of the Chestington Addition, a replat of Blocks 4 & 5, Schnell's Addition, to the City of Junction City, Kansas, and the approval of the Development Agreement. Planning & Zoning Director Yearout presenting. Commissioner Taylor moved, seconded by Commissioner Sands to approve of the Final Plat of the Chestington Addition, a replat of Blocks 4 & 5, Schnell's Addition, to the City of Junction City, Kansas, and the approval of the Development Agreement. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

May 15, 2012



base of \$11,400,000 in calendar years commencing 2013, where both the calculation of the amount of taxable retail sales and the \$11,400,000 base retail sales figure take into account taxable retail sales generated at both the current Dick Edwards Grant Avenue auto dealership facility and at the Project; and

B. One (1%) percent of all other taxable retail sales within the Project Area.

(iii) County Sales Taxes. Incremental County sales tax receipts generated in the Project Area equal to:

A. That portion (as indicated on the attached Schedule D) of one (1%) percent of any taxable retail sales in any calendar year above a taxable retail sales base of \$11,400,000 in calendar years commencing 2013, where both the calculation of the amount of taxable retail sales and the \$11,400,000 base retail sales figure take into account taxable retail sales generated at both the current Dick Edwards Grant Avenue auto dealership facility and at the Project; and

B. One (1%) percent of all other taxable retail sales within the Project Area.

d. The maximum term for the capture of the above taxes shall be the *earlier* of 20 years from the date of approval of the Project Plan, or the date that all TIF obligations have been paid in full.

e. The Developer's Grant Avenue facility will remain open as a quick lube, body shop and used car dealership (the "Continued Auto Facilities Use"). If the Continued Auto Facilities Use is terminated, and in any calendar year thereafter the appraised value for ad valorem property tax purposes of the Grant Avenue facility is lower than the appraised value in third calendar year prior to the calendar year in which the Continued Auto Facilities Use terminated (the "Valuation Reduction"), then the sales tax base of \$11,400,000 will be increased by the amount of the Valuation Reduction.

f. The maximum TIF eligible reimbursed costs are as follows:

Category	Not to exceed costs, except as specified
Land acquisition	\$750,000
Earthwork-storm sewer (+ up to 10% if actual exceeds estimate)	\$870,000
Goldenbelt improvements(+ up to 10% if actual exceeds estimate)	\$70,000
Water & sewer infrastructure(+ up to 10% if actual exceeds estimate)	\$300,000
On-site paving - public parking areas only (+ up to 10% if actual exceeds estimate)	\$685,213
Engineering (+ up to 10% if actual exceeds estimate)	\$270,000
Contingency	\$120,000
Costs of Issuance, to extent allowed	\$250,000
Capitalized Interest	\$350,000
Total Maximum (no to exceed actual cost + up to 10% if actual exceeds estimate for categories specified above)	\$3,665,213

JLN\600365.025\County Sales Tax Resolution (5-7-12)

**Backup material for agenda item:**

- i. Consideration and adoption of an Ordinance Amendment Schedule III, Emergency Snow Routes, Title III, Traffic Code

## **ORDINANCE G-1132**

**AN ORDINANCE AMENDING Schedule III, ENTITLED “EMERGENCY SNOW ROUTES” OF TITLE III, ENTITLED “TRAFFIC CODE” OF THE CODE OF ORDINANCES OF THE CITY OF JUNCTION CITY, KANSAS, TO CHANGE THE EMERGENCY SNOW ROUTES WITHIN THE CITY.**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CTY, KANSAS:

SECTION 1: Section 315.030 “Establishment of Emergency Snow Routes” of Title III “Traffic Code” of the Code of Ordinances of the City of Junction City, Kansas is hereby amended to read as follows:

### **SECTION 315.030: ESTIBLISHMENT OF EMERGENCY SNOW ROUTES**

The following designated streets, established as Emergency Snow Routes within the City of Junction City, Kansas, are set out in Schedule III of this title.

SECTION 2: Schedule III “EMERGENCY SNOW ROUTES” of Title III “Traffic Code” of the Code of Ordinances of the City of Junction City, Kansas is hereby amended to read as follows:

### **SCHEDULE III. EMERGENCY SNOW ROUTES**

Ash Street from Chestnut Street to West City limits.  
Caroline Avenue from McFarland Road to Golden Belt Boulevard.  
Chestnut Street from Eisenhower Drive to the East City limits.  
East Street from Chestnut Street to Eighth Street.  
Eighth Street from West City limits to East Street.  
Eisenhower Drive from Westwood Boulevard to Ash Street.  
Elmdale Avenue from Westwood Boulevard to Twenty-First Street.  
Eighteenth Street from Washington Street to Jackson Street.  
Fifth Street from Eisenhower Drive to Washington Street.  
Filley Street from Sixth Street to Eighth Street.  
Fourteenth Street from Jackson Street to Westwood Boulevard.  
Fox Sparrow Court from Wildflower Drive to Spring Valley Road.  
Franklin Street from Grant Avenue to Chestnut Street.  
Golden Belt Boulevard Drive from US 77 to Washington Street.  
Grant Avenue from Washington Street to East City limits.  
Hickory Lane from Strauss Boulevard to Liberty Hall Road.  
Jackson Street from Golden Belt Boulevard to Eighteenth Street.  
Jefferson Street from Ash Street to Eighteenth Street.  
Johnson Drive from Westwood Boulevard to Seventeenth Street.  
Lacy Drive from US 77 to Spring Valley Road.  
McFarland Road from Spring Valley Road to Eisenhower Drive.  
Monroe Street from Ninth Street to Eighth Street.

Ninth Street from Jefferson Street to Monroe Street.  
 North Park Drive from Thompson Drive to Rucker Road.  
 Patriot Drive from Veteran's Drive to Victory Lane.  
 Pearl Drive from Saint Mary's Road to Valley Drive.  
 Rucker Road from Eighth Street to West City limits.  
 Saint Mary's Road from Ash Street to Caroline Avenue.  
 Sandusky Drive from Jack Lacy Drive to Ash Street.  
 Sawmill Road from Sutter Woods Road to Wildflower Drive.  
 Seventh Street from Jefferson Street to Franklin.  
 Seventeenth Street from Johnson Drive to Dead-End.  
 Sixth Street from West City limits to East City limits.  
 Skyline Drive from Jackson Street to Saint Mary's Road.  
 Southwind Drive from Ash Street to Sandusky Drive.  
 Spring Valley Road from US 40 to US 77.  
 Spruce Street from Eisenhower Drive to Chestnut Street.  
 Strauss Boulevard from Spring Valley Road to Hickory Lane.  
 Sutter Woods Road from Spring Valley Road to Sawmill Road.  
 Thompson Drive from Westwood Boulevard to Dead-End.  
 US 40 from Spring Valley Road to US 77.  
 Valley Drive from Hickory Lane to Spring Valley Road.  
 Valley View Drive from Ash Street to Pearl Drive.  
 Veteran's Drive from Rucker Road to Patriot Drive.  
 Victory Lane from Patriot Drive to Rucker Road.  
 Washington Street from South City limits to North City limits.  
 Westwood Boulevard from Rucker Road to Elmdale Avenue.  
 Whitney Road from Sixth Street to Eighth Street.  
 Wildflower Drive from Sawmill Road to Fox Sparrow Court.

SECTION 3. All ordinances and parts thereof that are inconsistent with any provision of this Ordinance are hereby repealed.

SECTION 4. This Ordinance shall be effective upon publication as required by law.

**Passed and adopted by the Governing Body of the City of Junction City, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 2013**

**CITY OF JUNCTION CITY**

---

Cecil Aska



Mayor, City of Junction City

ATTEST: (Seal)

---

Tyler Ficken, City Clerk

**ATTACHMENT A  
City of Junction City  
Emergency Snow Routes**

**Ash Street from Washington Street to West City limits.**

**Ash Street from Chestnut Street to West City limits.**

Caroline Avenue from McFarland Road to Golden Belt Boulevard.

Chestnut Street from Eisenhower Drive to the East City limits.

**East Street from Interstate 70 to Sixth Street.**

**East Street from Chestnut Street to Eighth Street.**

**Eighth Street from West City limits to Jackson Street.**

**Eighth Street from West City limits to East Street.**

Eisenhower Drive from Westwood Boulevard to Ash Street.

Elmdale Avenue from Westwood Boulevard to Twenty-First Street.

Eighteenth Street from Washington Street to Jackson Street.

Fifth Street from Eisenhower Drive to Washington Street.

Filley Street from Sixth Street to Eighth Street.

Fourteenth Street from Jackson Street to Westwood Boulevard.

**Fox Sparrow Court from Wildflower Drive to Spring Valley Road.**

Franklin Street from Grant Avenue to Chestnut Street.

**Golden Belt Boulevard Drive from US 77 to Washington Street.**

Grant Avenue from Washington Street to East City limits.

Hickory Lane from Strauss Boulevard to Liberty Hall Road.

Jackson Street from Golden Belt Boulevard to Eighteenth Street.

Jefferson Street from Ash Street to Eighteenth Street.

Johnson Drive from Westwood Boulevard to Seventeenth Street.

Lacy Drive from US 77 to Spring Valley Road.

**McFarland Road from Spring Valley Road to US 77.**

**McFarland Road from Spring Valley Road to Eisenhower Drive.**

Monroe Street from Ninth Street to Eighth Street.

**Ninth Street from Washington Street to Monroe Street.**

**Ninth Street from Jefferson Street to Franklin Street.**

**Ninth Street from Jefferson Street to Monroe Street.**

North Park Drive from Thompson Drive to Rucker Road.

**Patriot Drive from Veteran's Drive to Victory Lane.**

Pearl Drive from Saint Mary's Road to Valley Drive.

**Rucker Road from Eighth Street to US 77.**

**Rucker Road from Eighth Street to West City limits.**

Saint Mary's Road from Ash Street to Caroline Avenue.

**Sandusky Drive from Jack Lacy Drive to Ash Street.**

**Sawmill Road from Sutter Woods Road to Wildflower Drive.**

**Seventh Street from Jackson Street to Franklin.**

**Seventh Street from Jefferson Street to Franklin.**

Seventeenth Street from Johnson Drive to Dead-End.

Sixth Street from West City limits to East City limits.

Skyline Drive from Jackson Street to Saint Mary's Road.

**Southwind Drive from Ash Street to Sandusky Drive.**

**Spring Valley Road from US 40 to K-18.**

**Spring Valley Road from US 40 to US 77.**

**Spruce Street from Eisenhower Drive to Chestnut Street.**

Strauss Boulevard from Spring Valley Road to Hickory Lane.

**Sutter Woods Road from Spring Valley Road to Sawmill Road.**

**Thompson Drive from Westwood Boulevard to North Park Drive.**

**Thompson Drive from Westwood Boulevard to Dead-End.**

US 40 from Spring Valley Road to US 77.

Valley Drive from Hickory Lane to Spring Valley Road.

Valley View Drive from Ash Street to Pearl Drive.

**Veteran's Drive from Rucker Road to Patriot Drive.**

**Victory Lane from Patriot Drive to Rucker Road.**

Washington Street from South City limits to North City limits.

**Westwood Boulevard from West City limits to Elmdale Avenue.**

**Westwood Boulevard from Rucker Road to Elmdale Avenue.**

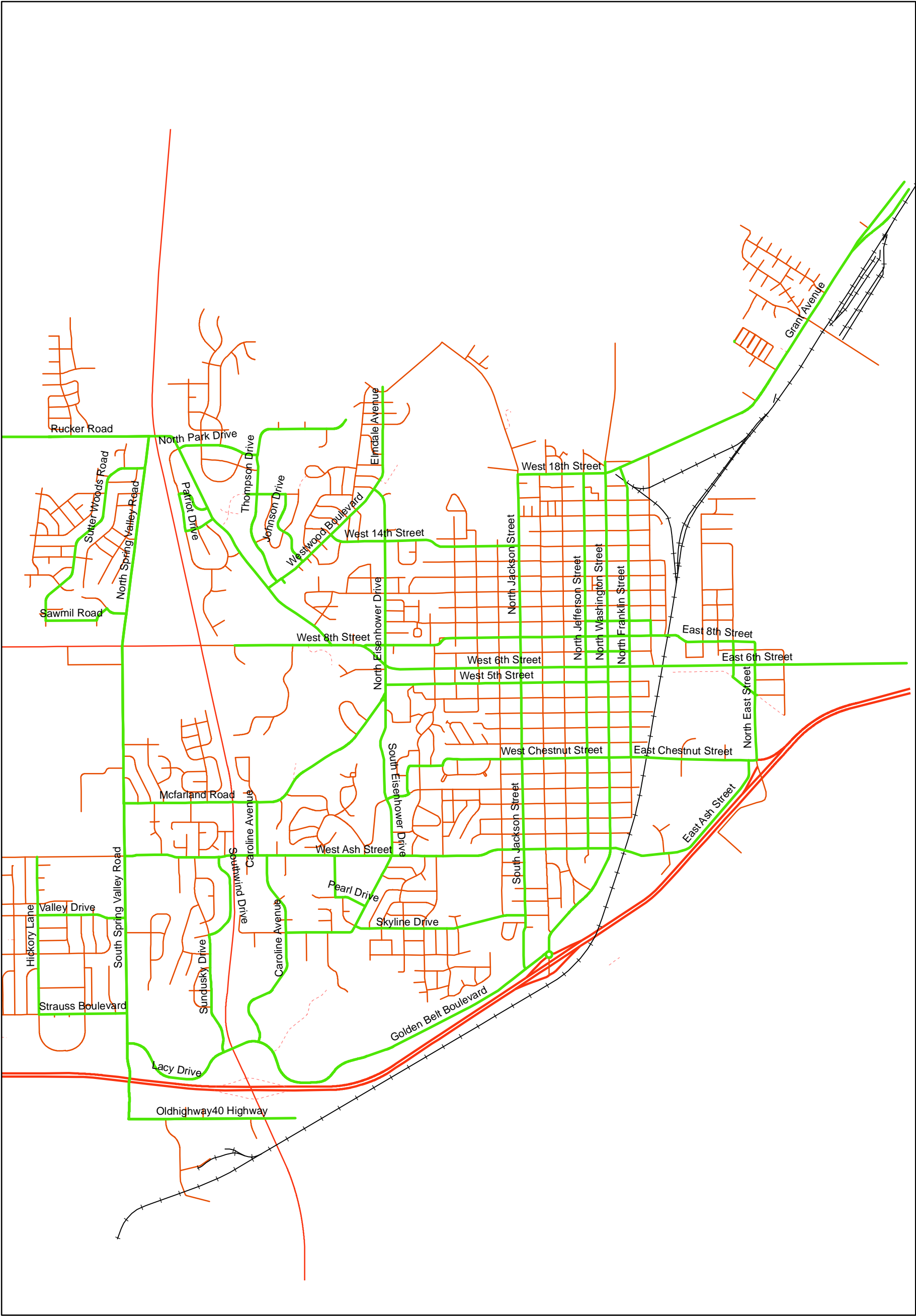
Whitney Road from Sixth Street to Eighth Street.

**Wildflower Drive from Sawmill Road to Fox Sparrow Court.**

Highlighted within **RED** are recommended to be removed

Highlighted within **GREEN** are recommended to be added

# City of Junction City Snow Route Map



Engineering Department  
City of Junction City

# City of Junction City

## City Commission - Agenda Memo

August 6, 2013

**From:** Gregory S. McCaffery, Municipal Service Director  
**To:** City Commission and Cheryl Beatty, Interim City Manager  
**Subject:** Adoption of City Code Amendment – Emergency Snow Routes City Wide

---

**Objective:** Consideration and adoption of city code amendment for emergency snow routes City wide.

**Explanation of Issue:** The City Commission in October 2012 formally adopted a comprehensive Snow and Ice Operations Policy for the City. This policy, while serving as a guide for snow and ice removal operations, is secondary to the City's Traffic Code, Chapter 315, Snow Emergency Regulations. A part of this Chapter is a Schedule III, Emergency Snow Routes. The snow routes (street segments) are the designated streets which are declared emergency snow routes by the City Manager or his/ her designee. The declaration makes it unlawful to park a vehicle on these streets until such time as the emergency is terminated.

It became apparent after the 2013 winter that some of the street segments within the Schedule were inadequate, redundant and some did not provide an overall safe and efficient route system for the City during snow emergencies. This is, in part. Due to as the City city development and a change in traffic patterns since the city code was last updated.

After discussions with the Police Department and DPW staff, we recommend the City Commission amend the overall emergency snow routes to address the changes in traffic patterns.

An ordinance amending city code and a location map indicating the locations of the recommended Emergency Snow Routes within the City is provide for your review. A supplement Emergency Snow Routes Attachment "A" is provided, which clarifies the street segments. Segments to be be removed are highlighted in RED, segments added are highlighted in GREEN, and segments to remain are in BLACK.

It should be noted the Emergency Snow Routes are a part of the City's Snow and Ice Removal Operations Policy, Attachment A. If the city code amendment is approved staff would recommend the adoption of an amended policy.

Should the City Commission approve the city code amendment, it is anticipated the DPW will have the various street segments re-signed before the end of Fall in preparation for the winter.

**Budget Impact:** New signs may be required for some street segments, which is budgeted.

**Alternatives:** The City Commission may approve, modify, table or not approve the ordinance amendment.

**Recommendation:** City staff recommends the adoption of the ordinance amendment, Ordinance G-1132, Emergency Snow Routes, as presented.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve adoption of the ordinance amendment, Ordinance G-1132 Emergency Snow Routes, as presented.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures** Ordinance G-1132, Emergency Snow Routes Amendment  
Attachment "A" Snow Emergen \_\_\_\_\_ es  
Snow Emergency Routes City \_\_\_\_\_

**Backup material for agenda item:**

- j. Consideration and approval of amendments to the City Snow and Ice Operations Policy



# **City of Junction City**

## **Policy**

### **Standard Operating Procedures for Snow and Ice Operations**

City Commission Adopted: October 16, 2012  
Amended: \_\_\_\_\_

## **Overview**

The City of Junction City, through the Department of Public Works (DPW) strives to provide unmatched snow and ice control services keeping streets safe and drivable for all Junction City residents, businesses and visitors during the winter season. Because of the critical nature of this task, the City has developed a “**Standard Operating Procedures for Snow and Ice Operations**” designed to prioritize roadway clearing efforts and make efficient use of staff and financial resources.

- The City’s **Mission will be** - Provide safe and reliable traffic flow on all City streets
- The City’s **Vision will be** - Be a leader in the provider of public services
- The City’s **Values will be** - On Customer Service, Leadership, Innovation and Teamwork

## **Scope of Responsibility**

The City of Junction City, through the DPW is responsible for the snow and ice control for the City on municipal owned and operated streets within the City limits. On certain streets and roads that are on the borders with the County (Geary) and State KDOT (Kansas Department of Transportation), agreements stipulate which parts will be handled by City or by the other agencies.

City parking lots are handled by the City of Junction City. These include the on-street parking stalls in the downtown area (Central Business District) and North Park. Parks & Recreation/ Building Maintenance and DPW staff share the sidewalks around the City Facilities and Parks.

The City does not treat private streets, parking lots or driveways as part of this program. The City is not responsible for snow and ice control on sidewalks except those immediately abutting or designated within Municipal Facilities or properties.

As a resident, homeowner and business owner, you can aid our community during the winter months by keeping sidewalks clear of accumulated snow and ice, as required per City Ordinance. When clearing your sidewalks and driveways, keep in mind it is a violation of City ordinance to shovel snow into public roadways; this could potentially cause vehicular accidents and/ or obstruct safe and free movement of vehicles. Additionally, please do not park in the street during snowfalls. Cars parked in roadways hinder the ability of the DPW to plow roads. Please realize when the DPW plows, some snow will be deposited at the end of your driveway, or up against your mailbox and it is your responsibility to clear your own driveways and mailboxes.



## **Level of Service**

It is the expectation of our citizens and business owners that we keep all of the City streets sufficiently passable during and following a winter weather storm. To accomplish this task, the City will provide, to the extent reasonably possible, effective and efficient measures consistent with standard practices to restore mobility. Due to the many variables associated with each winter storm, each snow event is unique. Factors that influence when and what measures we use to fight the storm include: air and pavement temperatures, wind speeds and directions, precipitation rates and types, time of onset, duration and traffic activity. Availability of equipment, personnel and materials are key factors that affect the effectiveness of snow and ice control efforts.

## **Prioritization**

Every municipal street is classified according to the following:

- **Priority 1     ---     Major     Arterial     Thoroughfare**     (Examples: Washington, Jackson, Ash, Eisenhower)
- **Priority 2     ---     Major Collector Thoroughfare** (Examples: Grant Ave., McFarland, Franklin, Chestnut)
- **Priority 3     ---     Residential Streets**

There are streets in the City of Junction City designated as an “**Emergency Snow Route**”. The City Ordinance, Chapter 315, Section 315.010 explains the Snow Emergency Regulations and who can declare a Traffic Emergency. (***Emergency Snow Route Streets See attachment A.***)

- Declaration of Traffic Emergency can be called whenever snow has accumulated or there is a possibility that snow will accumulate to such a depth that snow removal operations will be required.
- The City Manager, or in his/her Designee, may declare a traffic emergency, and until such traffic emergency is terminated.
- Once a snow emergency is declared, vehicle owners will have two hours to move their cars out of the street. Vehicles that are not moved can be towed, and the owner will have to pay fine and towing costs.
- The public will be notified of snow emergency declarations via announcements in the media such as newspaper, radio, television, City website and cable television information channel 3.

Snow and ice control measures are done to achieve and maintain relatively safe traffic movements on public streets by spreading a salt and sand mixture and then plowing the excessive snow off the streets. Snow control efforts will begin in a reasonable time period by following the priority ranking of streets. Efforts are first concentrated on the Priority 1 and Priority 2 streets that carry

the most traffic before residential and other low volume streets and cul-de-sacs are handled.

- The **minimum level** of service for thoroughfares is to clear the through lanes down to a packed snow cover.
- The **best level** of service is reached when the major arterials and collector streets are down to “bare pavement” clear of snow and ice from curb-to-curb. Reaching that goal takes time which is affected by the variables of the winter storm conditions, traffic activity and amount of materials applied. The width of certain streets and number of turn lanes also are factors.
- For **residential** and **cul-de-sacs** the acceptable level of service is to provide a drive surface where the street may still have snow or packed ice on it but plowing and material application allow a vehicle to travel the street safely on at least one center lane.

### ***Special Attention***

Special attention will be given whenever practicable to grades, curves, bridges or other locations known to be more difficult or hazardous to negotiate by vehicle or that may provide access for certain institutional, academic or social commercial traffic generators. (Examples: hospitals, churches, nursing homes, schools, 6<sup>th</sup> street).

It is the City’s intent to continue winter storm control operations until all the streets meet at least the **minimum level** of service mentioned above. That level allows adequate ease of movement by a properly equipped and prudently operated vehicle. Travel delays may be likely as the street widths are reduced and the surface conditions require slower speeds.

As time and weather permit and as is cost-effective, the City will continue with plowing and material applications to achieve bare pavement curb-to-curb on all the streets. It is the City’s policy to practice salt/sand conservation through careful application. Salt/sand is a very effective and economical chemical for snow and ice control but over application wastes money, depletes critically needed stockpiles and creates environmental problems.

- **Bridges and overpasses:** Should be plowed at reduced speed to avoid pushing snow over the railings onto traffic below.
- **Roundabouts and traffic calming:** Through roundabouts and other traffic calming objects have been designed so that large plow trucks can pass through or around, they may still present difficulties. Operators should report to the supervisors whenever they are having problems with these.

- **Hills and sharp curves:** Supervisor will inform operators of locations that may need repeated plowing and material treatment.
- **Institutional and event –demand:** The timing and severity of a specific storm may require shifting trucks to locations that are temporary heavy traffic generators, such as schools, and are not Priority 1 or 2 routes. Supervisors will determine on as-needed basis if trucks need to alter their route patterns.
- **Citizen requests:** Dispatchers and other call takers will inform citizens requesting immediate service on a street because of an emergency to call 911. The Police will confirm if it is a true emergency; if so, then the nearest available plow truck will be sent to handle the situation. In other situations, the dispatcher will relay the request/complaint to a supervisor.

### **Winter Storm/ Snow Categories**

- **Category 1 ---** 2 Inches or less of snow. All snow routes rated priority 1 and 2 streets are to be treated with deicing materials (salt or salt/sand mix).
- **Category 2 ---** 2 to 3 Inches of snow. All snow routes rated priority 1 and 2 streets are plowed and treated with deicing materials (salt or salt/sand mix).
- **Category 3 ---** 3 to 4 Inches or more of snow. Priority 1 and 2 streets are plowed and treated with deicing materials (salt or salt/sand mix) until storm subsides. Priority route 3 streets are treated with deicing materials (salt or salt/sand mix) and plowed when necessary.
- **Category 4 ---** Major snow storm or snow emergency amounting to 4 inches or more inches of snow. Concentration is given to priority routes 1 and 2 streets which are plowed and treated with deicing materials (salt or salt/sand mix.). Priority routes 3 streets will be attend to after Priority 1 and 2 streets are passable.

## **Communications**

### **Public Relations: Citizen Complaints or Requests; Media Contact**

The phone number for citizens to report problems or inquire about street conditions is **(785)-238-7142**.

All valid complaints and reports will be recorded in a database file and frequently checked by the duty supervisors during and after a storm.

During the snow season there may be instances where snow removal equipment and efforts result in the inadvertent damage to lawns and mail boxes. Should this be the case, please contact the DPW at (785) 238-7142.

### **Most Frequently Asked Question:**

**Q.** Why do they plow snow into my driveway?

**A.** When citizens file complaints about their driveways being windrowed shut, they need to understand that it is a natural and expected consequence of clearing snow from streets. It is our policy **NOT** to remove windrows from driveways. Supervisors will investigate each complaint to determine if proper plowing procedures were followed.

**ATTACHMENT A  
City of Junction City  
Emergency Snow Routes**

**Ash Street from Washington Street to West City limits.**

**Ash Street from Chestnut Street to West City limits.**

Caroline Avenue from McFarland Road to Golden Belt Boulevard.

Chestnut Street from Eisenhower Drive to the East City limits.

**East Street from Interstate 70 to Sixth Street.**

**East Street from Chestnut Street to Eighth Street.**

**Eighth Street from West City limits to Jackson Street.**

**Eighth Street from West City limits to East Street.**

Eisenhower Drive from Westwood Boulevard to Ash Street.

Elmdale Avenue from Westwood Boulevard to Twenty-First Street.

Eighteenth Street from Washington Street to Jackson Street.

Fifth Street from Eisenhower Drive to Washington Street.

Filley Street from Sixth Street to Eighth Street.

Fourteenth Street from Jackson Street to Westwood Boulevard.

**Fox Sparrow Court from Wildflower Drive to Spring Valley Road.**

Franklin Street from Grant Avenue to Chestnut Street.

**Golden Belt Boulevard Drive from US 77 to Washington Street.**

Grant Avenue from Washington Street to East City limits.

Hickory Lane from Strauss Boulevard to Liberty Hall Road.

Jackson Street from Golden Belt Boulevard to Eighteenth Street.

Jefferson Street from Ash Street to Eighteenth Street.

Johnson Drive from Westwood Boulevard to Seventeenth Street.

Lacy Drive from US 77 to Spring Valley Road.

**McFarland Road from Spring Valley Road to US 77.**

**McFarland Road from Spring Valley Road to Eisenhower Drive.**

Monroe Street from Ninth Street to Eighth Street.

**Ninth Street from Washington Street to Monroe Street.**

**Ninth Street from Jefferson Street to Franklin Street.**

**Ninth Street from Jefferson Street to Monroe Street.**

North Park Drive from Thompson Drive to Rucker Road.

**Patriot Drive from Veteran's Drive to Victory Lane.**

Pearl Drive from Saint Mary's Road to Valley Drive.

**Rucker Road from Eighth Street to US 77.**

**Rucker Road from Eighth Street to West City limits.**

Saint Mary's Road from Ash Street to Caroline Avenue.

**Sandusky Drive from Jack Lacy Drive to Ash Street.**

**Sawmill Road from Sutter Woods Road to Wildflower Drive.**

**Seventh Street from Jackson Street to Franklin.**

**Seventh Street from Jefferson Street to Franklin.**

Seventeenth Street from Johnson Drive to Dead-End.

Sixth Street from West City limits to East City limits.

Skyline Drive from Jackson Street to Saint Mary's Road.

**Southwind Drive from Ash Street to Sandusky Drive.**

**Spring Valley Road from US 40 to K-18.**

**Spring Valley Road from US 40 to US 77.**

**Spruce Street from Eisenhower Drive to Chestnut Street.**

Strauss Boulevard from Spring Valley Road to Hickory Lane.

**Sutter Woods Road from Spring Valley Road to Sawmill Road.**

**Thompson Drive from Westwood Boulevard to North Park Drive.**

**Thompson Drive from Westwood Boulevard to Dead-End.**

US 40 from Spring Valley Road to US 77.

Valley Drive from Hickory Lane to Spring Valley Road.

Valley View Drive from Ash Street to Pearl Drive.

**Veteran's Drive from Rucker Road to Patriot Drive.**

**Victory Lane from Patriot Drive to Rucker Road.**

Washington Street from South City limits to North City limits.

**Westwood Boulevard from West City limits to Elmdale Avenue.**

**Westwood Boulevard from Rucker Road to Elmdale Avenue.**

Whitney Road from Sixth Street to Eighth Street.

**Wildflower Drive from Sawmill Road to Fox Sparrow Court.**

Highlighted within **RED** are recommended to be removed

Highlighted within **GREEN** are recommended to be added

**ATTACHEMNT B**  
**City of Junction City**  
**Building and Facilities**

**SNOW & ICE REMOVAL – DRIVEWAYS AND SIDEWALKS**

<u><b>LOCATION</b></u>	<u><b>SIDEWALKS</b></u>	<u><b>DRIVEWAYS/PARKING</b></u>
<u><b>LOTS</b></u>		
1. Fire Station #1	Fire Dept.	Front/ Back – DPW
2. Fire Station #2	Fire Dept.	DPW
3. Police Dept.	Parks	DPW
4. Municipal Bldg.	Parks	DPW
5. Municipal Court	Parks	DPW
6. Code Enforcement	Parks	DPW
7. Library	Parks	DPW
8. Opera House	Parks	Parks
9. Public Works	DPW	DPW
10. 6 <sup>th</sup> & Washington	Parks	DPW
11. Animal Control	Parks	DPW
12. Buffalo Soldier	Parks	DPW
13. Airport	Parks	DPW

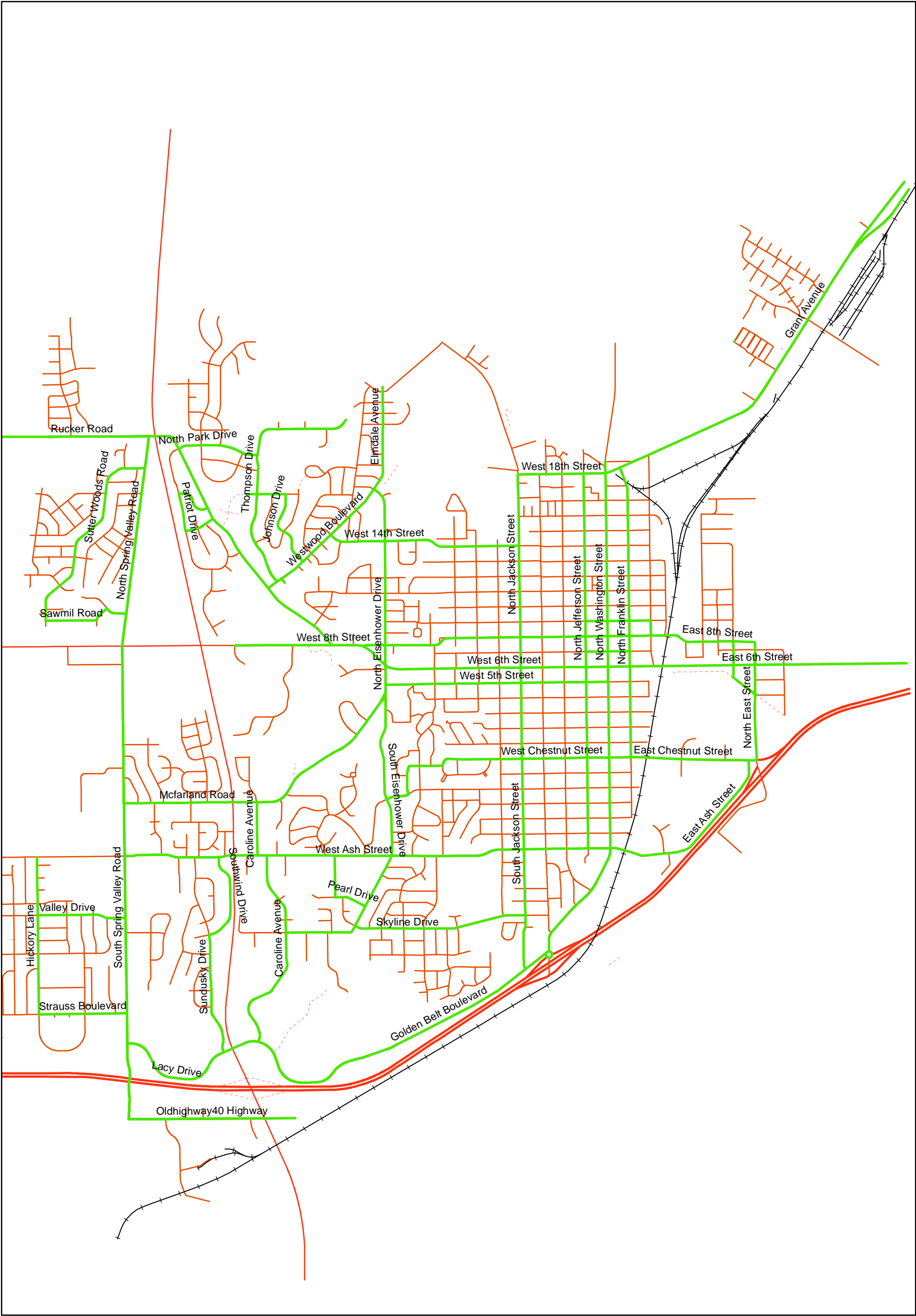
**PARKING LOT PRIORITY LIST – Public Works**

1. Fire Station #1
2. Fire Station #2
3. 100 Block W. 8<sup>th</sup> (Big Lot by City Hall)
4. 701 N. Jefferson (Old EDC)
5. 100 Block E. 8<sup>th</sup> (County Annex)
6. 100 Block E. 7<sup>th</sup> (by Clarabel's Dance Studio)
7. 600 Block N. Jefferson (lot by Sprint)
8. 100 W. 7<sup>th</sup> Street (Municipal Court)
9. Library
10. 100 Block E. 9<sup>th</sup>
11. 12th Street Community Center
12. Spin City
13. South Park/ Buffalo Soldier
14. Buffalo Soldier
15. 2324 N. Jackson (Public Works Center)
16. 2424 N. Jackson (Animal Control)
17. Airport 540 Airport Rd
18. 200 Block E. 6<sup>th</sup> (6<sup>th</sup> St. Underpass)

**PARKING LOT PRIORITY LIST – Veolia Water**

1. 2101 N. Jackson (Water Treatment Plant)
2. 300 Grant Ave. (East Wastewater Treatment Plant)
3. 3200 Industrial St. (Southwest Wastewater Treatment Plant)

# City of Junction City Snow Route Map



Engineering Department  
City of Junction City



# City of Junction City

## City Commission - Agenda Memo

August 6, 2013

**From:** Gregory S. McCaffery, Municipal Services Director  
**To:** City Commission and Cheryl Beatty, Interim City Manager  
**Subject:** **City Snow and Ice Operations Policy Amendments**

---

**Objective:** Consideration and adoption of amendments to the City Snow and Ice Operations Policy for the City of Junction City.

**Explanation of Issue:** The City in October 2012 formally adopted a comprehensive Snow and Ice Operations Policy for the City. This policy serves as a practical guide for snow and ice removal operations for the City Department of Public Works (DPW) during the winter months to make the most effective use of the personnel and equipment in providing safe travel and reliable traffic flow of all City owned and operated streets within the City.

The policy contains the following segments: Overview, Scope of Responsibility, Level of Service, Prioritization and Snow Routes & Categorizes. The policy was adopted using much of the existing information from our contract service provider. After this past winter it became apparent that some of the streets were not signed correctly, others were are not included in the route plan, and there was some redundancy. Therefore, amendments of the overall routes were in order.

These amendments shown on Attachment "A" of the policy take into account changes in traffic patterns, street layouts, and safe, efficient maintenance during the winter months. The changes in routes has been reviewed with the Police Department.

Should the City Commission approve these amendments it is anticipated the DPW will have the various areas re-signed before the end of the fall.

**Budget Impact:** Some streets will be re-signed or signed, which has been budgeted.

**Alternatives:** The City Commission may approve, modify, table or deny the adoption of route amendments to the City Standard Operating Procedures for Snow and Ice Operations.

**Recommendation:** Staff recommends approval of the adoption of route amendments for the City Standard Operating Procedures for Snow and Ice Operations

**Suggested Motion:** Commissioner \_\_\_\_\_ moves to approve the adoption of the route amendments for the City Standard Operating Procedures for Snow and Ice Operations, as presented.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** City of Junction City, Standard Operating Procedures for Snow  
and Ice Operations (Amendments)  
Snow Routes Map Summary

**Backup material for agenda item:**

- k. Consideration of a right-of-way access easement for SBA Communications, Grant Avenue.



## **AGREEMENT FOR INSTALLATION AND MAINTENANCE OF DRIVEWAY ACROSS CITY RIGHT OF WAY**

**THIS AGREEMENT FOR INSTALLATION AND MAINTENANCE OF DRIVEWAY ACROSS CITY PROPERTY ("Agreement")** is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2013 ("**Effective Date**"), by and between **The City of Junction City, Kansas**, a municipal corporation ("**City**"), and SBA Communications Corporation, a \_\_\_\_\_ ("**SBA**"), 10975 Grandview Drive, Suite 200, Building 27, Overland Park, Kansas 66210.

### **RECITALS OF FACT**

The property described on the attached Exhibit A as "Dedicated Road Per Revised Plat of Valley Fort Addition" is dedicated right of way of the City ("**City Right of Way**").

The City Right of Way is not currently improved as or used as a public alley or road.

SBA leases the property described on the attached Exhibit B as "Lease Site Description" for the purpose of erecting and operating communication tower ("**SBA Tower Site**").

SBA requires access to the SBA Tower Site (1026 Grant Avenue) from Grant Avenue over the City Right of Way.

SBA desires to improve and maintain the City Right of Way.

City is willing to allow SBA to improve the City Right of Way under the terms and conditions set forth herein.

### **EASEMENT**

NOW, THEREFORE, in consideration of the sum of fifty and No/100 Dollars, the receipt and sufficiency of which is hereby acknowledged by City, and for other good and valuable consideration, City hereby grants, remises, covenants and agrees as follows:

1. **Improvements on City Right of Way.** SBA is authorized by this Agreement to construct a drive surface and access approach ("**Drive**") across the City Right of Way in accordance with plans and specifications provided by SBA to City and approved by the City.

2. **Maintenance and Repair.** SBA shall, at its sole cost and expense, maintain and repair the Drive in a good and serviceable condition throughout the term of this Agreement. Shall the City and/ or a development improve the Right of Way, during the course of the Drive being installed and in use, all costs related to the removal and/ or modification to the Drive transitioning into the improved Right of Way shall be borne by SBA.

3. **Indemnification.** SBA shall indemnify, defend, and hold harmless the City, its officials, agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the installation,

maintenance and repair of the Drive. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which would otherwise exist.

4. **Non-exclusive Use.** The use and enjoyment of the City Right of Way by SBA is non-exclusive. Nothing contained herein shall restrict the City's right to improve, maintain or abandon the City's Right of Way in the future.

5. **Duration and Termination.** This Agreement shall continue for so long as SBA, or its successors or assigns, leases the SBA Tower Site.

6. **Successors and Assigns.** This Agreement shall be binding upon the parties hereto and shall inure to the benefit of their legal representatives, successors and assigns.

7. **Miscellaneous.** This Agreement shall be governed by the laws of the State of Kansas. The captions of the paragraphs of this Agreement are inserted for convenience only and shall not be used in the interpretation hereof. If any provisions hereof are found unenforceable, the remaining provisions of this Agreement shall remain in full force and effect and shall be enforceable to the extent unaffected.

IN WITNESS WHEREOF, the parties hereto, intending to be fully and absolutely bound hereby, have executed this Agreement as of the day and year first above written.

CITY OF JUNCTION CITY, KANSAS

\_\_\_\_\_  
Cecil Aska, Mayor

Attest:

\_\_\_\_\_  
Tyler Ficken, City Clerk

SBA COMMUNICATIONS CORPORATION

By: \_\_\_\_\_

\_\_\_\_\_  
*Print Name and Title:*







# City of Junction City

## City Commission - Agenda Memo

August 6, 2013

**From:** Gregory S. McCaffery, Municipal Service Director  
**To:** City Commission and Cheryl Beatty, Interim City Manager  
**Subject:** **Agreement for the Installation and Maintenance of a Driveway Across City Right-of way (1026 Grant Avenue) – SBA Communications**

---

**Objective:** Consideration and approval of an agreement for the installation and maintenance of a driveway across city right-of-way at 1026 Grant Avenue for SBA Communications.

**Explanation of Issue:** City staff has been approached by SBA Communication Corporation (SBACC) regarding a request to formalize an access and use of a City un-improved right-of-way off of Grant Avenue for access to their communication tower site.

SBACC has recently obtained ownership of a communication tower site located off of Grant Avenue, 1026 Grant Avenue, which is located within an easement that has an access on to an unimproved City right-of-way off of Grant Avenue. An aerial map of the site location is provided for your use, which indicates the location of the tower site and the existing City right-of-way. Also included, is Exhibit A and B from an Installation and Maintenance Agreement that shows "Dedicated Road Per Revised Plat of Valley Fort Addition" (which is now an unimproved right-of-way) and Exhibit B the "Lease Site Description" for the purpose of erecting and operating communication tower for SBACC.

SBACC has requested the right to use the City right-of-way for an access drive until such time as the roadway is improved through future development. This access would be used on a limited basis for service and maintenance to their communications tower. The access road would have an improved gravel surface for ingress/ egress to the site.

An installation and maintenance agreement has been developed by City staff for this purpose to ensure the drive is maintained within this right-of-way area. Plans and specifications would be reviewed by the Engineering Department through a Right-of-Way Permit for the road improvements for the driveway.

If the City Commission approves the Installation and Maintenance Agreement it is anticipated the driveway would be improved for limited access over the next 30 days.

**Budget Impact:** None

**Alternatives:** The City Commission may approve, modify, table or not approve the Installation and Maintenance Agreement

**Recommendation:** City staff recommends the approval of the Installation and Maintenance Agreement to SBA Communications Corporation, as presented.

**Suggested Motion:** Commissioner \_\_\_\_\_ moves to approval of the Installation and Maintenance Agreement to SBA Communications Corporation, as presented.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures** Installation and Maintenance Agreement with SBA  
Communications, Corp.  
Site Location Map